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BOSTON
AND THE
PARKER HOUSE

THE PARKER HOUSE AS SEEN FROM CITY HALL IN AUGUST, 1927

BOSTON

AND THE

PARKER HOUSE

A CHRONICLE OF THOSE
WHO HAVE LIVED ON THAT HISTORIC
SPOT WHERE THE NEW

PARKER HOUSE

NOW STANDS IN
BOSTON

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PRIVATELY PRINTED

J. R. WHIPPLE CORPORATION

BOSTON, APRIL, 1927

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Printed in the United States by
McGRATH-SHERRILL PRESS
Graphic Arts Building
BOSTON

THE J. R. WHIPPLE CORPORATION
HAS CAUSED THIS VOLUME TO BE PUBLISHED
AS ITS CONTRIBUTION TO THE WEALTH OF ANTIQUARIAN
LORE AND INFORMATION WHICH ENRICHES THE HISTORY OF
BOSTON, THE MUCH LOVED CAPITAL CITY OF NEW ENGLAND,
WITH CONFIDENCE THAT THE PARKER HOUSE WILL
PLAY AS LARGE A PART IN ITS FUTURE
AS IT HAS IN ITS PAST.

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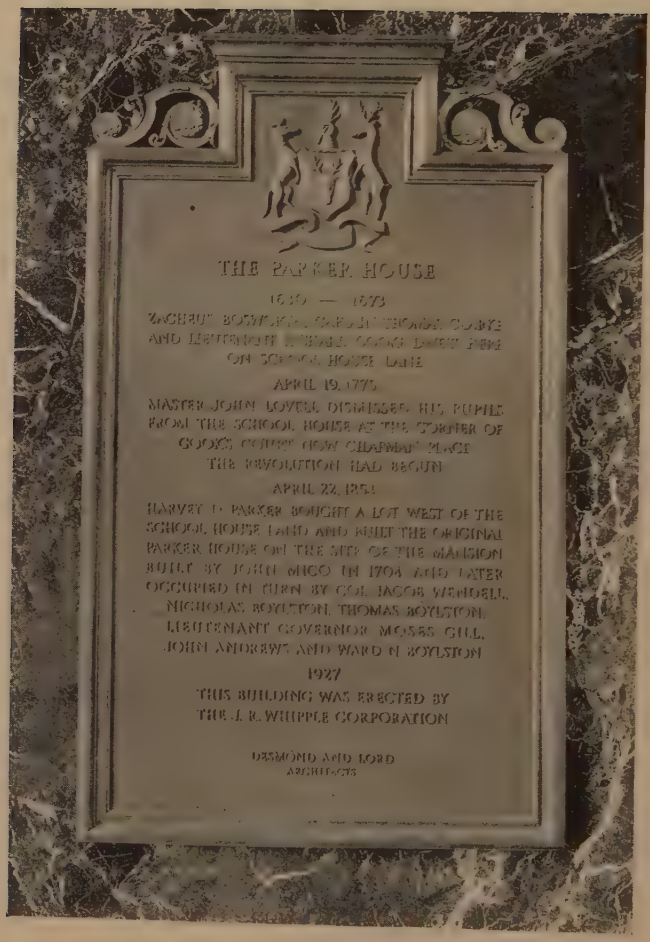
PART I

Seventeenth Century Boston


THE PARKER HOUSE
1630 — 1673
ZACHEUS BOSWORTH, CAPTAIN THOMAS CLARKE
AND LIEUTENANT RICHARD COOKE DWELT HERE
ON SCHOOL HOUSE LANE
APRIL 19, 1775
MASTER JOHN LOVELL DISMISSED HIS PUPILS
FROM THE SCHOOL HOUSE AT THE CORNER OF
COOKS COURT NOW CHAPMAN PLACE
THE REVOLUTION HAD BEGUN
APRIL 22, 1854
HARVEY D PARKER BOUGHT A LOT WEST OF THE
SCHOOL HOUSE LAND AND BUILT THE ORIGINAL
PARKER HOUSE ON THE SITE OF THE MANSION
BUILT BY JOHN MICO IN 1704 AND LATER
OCCUPIED IN TURN BY COL. JACOB WENDELL,
NICHOLAS BOYLSTON, THOMAS BOYLSTON,
LIEUTENANT GOVERNOR MOSES GILL,
JOHN ANDREWS AND WARD N BOYLSTON
1927
THIS BUILDING WAS ERECTED BY
THE J. R. WHIPPLE CORPORATION
DESMOND AND LORD
ARCHITECTS

CHAPTER ONE

Foreword

As you enter the new building of the Parker House from the School Street side you will find a bronze tablet which reads as follows:

THE PARKER HOUSE
1630–1673
ZACHEUS BOSWORTH, CAPTAIN THOMAS CLARKE
AND LIEUTENANT RICHARD COOKE DWELT HERE
ON SCHOOL HOUSE LANE.

APRIL 19, 1775
MASTER JOHN LOVELL DISMISSED HIS PUPILS
FROM THE SCHOOL HOUSE AT THE CORNER OF
COOK'S COURT, NOW CHAPMAN PLACE.
THE REVOLUTION HAD BEGUN.

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HARVEY D. PARKER BOUGHT A LOT WEST OF THE
SCHOOL HOUSE LAND AND BUILT THE ORIGINAL
PARKER HOUSE ON THE SITE OF THE MANSION
BUILT BY JOHN MICO IN 1704 AND LATER
OCCUPIED IN TURN BY COLONEL JACOB WENDELL,
NICHOLAS BOYLSTON, THOMAS BOYLSTON,
LIEUTENANT-GOVERNOR MOSES GILL, JOHN ANDREWS
AND WARD N. BOYLSTON.

1927
THIS BUILDING WAS ERECTED BY
THE J. R. WHIPPLE CORPORATION.

A photographic reproduction of this tablet faces this page. Within two days after the tablet had been put in place a Boston newspaper published an interview with an antiquarian of that city who objected strongly to the fact that the given name of Zacheus Bosworth was spelled with but one *c* instead of two. Zacchaeus

or Zaccheus is a masculine proper name originally borne by a rich publican of Jericho who, according to the Bible, received our Lord Jesus at his house. The early Puritans were narrow minded in most things, it is true, but when it came to spelling they displayed an unexpected wealth of imagination, and the records disclose that in the matter under discussion Goodman Bosworth and his children were more apt to use one *c* than two *c*'s when writing his given name.

It well may occur that other grievous errors can be found in the pages of this chronicle. If so, please accept my apology now. The material from which it has been drawn is largely to be found in the original records of the several Registries of Deeds and Probate in and near Boston, and such historical matter as is set forth had its source for the most part in the pages of "The Memorial History of Boston," edited by Justin Winsor and published in 1880, a work of four volumes altogether comprising over twenty-five hundred pages of printed matter. Many other books, pamphlets and newspapers have been read and no statement of fact is set forth herein which the author has any reason to doubt is true.

No history of the Parker House would be complete without first telling something of the history of Boston. And, conversely, no history of Boston would be complete without telling something of the part which that well known hostelry has played in the nearly seventy-five years of its existence.

It is not intended that this book be read at one sitting or, to put it vulgarly, that it be swallowed at one dose. Glance over the Table of Contents and choose that chapter which deals with some period of this chronicle in which you are interested. A chronicle simply relates facts and events in strict order of time — and this book is written with the idea that he who picks it up surely may find some parts, if not all of it, worth his while.

CHAPTER TWO

Topography of Puritan Boston

It is difficult for us who were born and have lived in the Boston of today with its miles of streets closely covered with brick, stone and concrete buildings to realize that the magnificent new building which has risen on the site of the old Parker House at the corner of School and Tremont streets has ample room to house with comfort every man, woman and child who came with Governor John Winthrop when the Massachusetts Company arrived with the Charter of the Colony in 1630 "to inhabit and continue in New England."

The Boston which we know bears little resemblance either in the number of its population or in its topography to the Boston in which William Blackstone had a dwelling somewhere on the west slope of Beacon Hill not far from what are now Beacon and Spruce streets. His nearest neighbors were Thomas Welford, the blacksmith, who with his wife lived in Charlestown, and Samuel Maverick who dwelt in a fortified building in East Boston. The Pilgrims had been at Plymouth for nearly ten years, but not over one hundred of them originally landed from the Mayflower, and their numbers had increased to a bare three hundred at the time Boston was founded. There were also about three

...lton N.E. 3722. Sold by Capt. John Renner and Wm. Price against ye Town House where may be had all sorts of Prints Mappes &c.

The TOWN of
BOSTON
IN
New England
by
Capt John Bonner
1722
Fox Hill
Powder House
Watch House
COMMON
School Pit
Hills Wharf
Wind Mill Point
Scale of ½ Mile.
BOSTON N.E.
EXPLANATION.
Planted An. Dom. 1630
The Old Church 1630
Old South 1660
Old Meeting Hall 1688
Brattle St. Church 1699
Quakers 1710
New North 1710
New South 1710
French 1716
New Wm. Brick 1721
a. Town House.
b. Governors House
c. South Grammar School.
d. North Grammar School.
e. Writing School.
f. Writing School.
g. Alms House.
h. Bridewell.
Streets 12 Lines fifteen
Houses near 3000.
1000 Brick rest Timber.
Near 12000 People.
Great Fires.
First 1653
Second 1676
Third 1679
Fourth 1683
Fifth 1690
Sixth 1691
Seventh 1702
Eighth 1711
Gen.l Small Pox.
First 1640
Second 1660
Third 1677
Fourth 1678
Fifth 1700
Sixth 1721
Engraven and Pr

hundred inhabitants in the settlement at Salem. Not less than a thousand persons were added to the Colony with the arrival of Winthrop and as many more followed soon after. The town grew rapidly in wealth and population during the first ten years and it has been estimated that about twenty thousand persons had emigrated to New England before the breaking out of the civil war in England. Emigration to America ceased with the meeting of the Long Parliament.

The Boston of 1630 was a peninsula and at high tide practically an island. The natural advantages of its position, the fact that the land in large part already had been cleared, and the abundance of good water which everywhere was found, seem to have been the reasons for its choice instead of Charlestown as the place for the permanent settlement of the Colony. The original area of Boston was about seven hundred acres. Its chief natural features were its hills and coves. The coves of Boston long since have swallowed up its hills. When the material from the hills was exhausted, sand and gravel were hauled from outlying towns and piled on the marshes of the Charles River to create first the South End, and then the Back Bay districts of Boston. By this means an area to be built upon was created which was as large again as the Town of Boston where our Puritan forbears settled, which, save for the pathway leading across the Neck to Roxbury, extended only a little south of the limits of the Common. No bridge was built over the Charles River until after the Revolu-

tion. Those who crossed it were obliged to patronize the primitive ferries then in use. Copp's Hill and Fort Hill were single elevations of land. Beacon Hill was part of a high ridge of land which extended through the center of the peninsula from the head of Hanover Street southwest to the Charles River where Charles Street now is. It had three summits, the middle peak of which, or Beacon Hill, was in appearance like a sugar loaf, flat upon its top, and rising about one hundred and thirty-eight feet above sea level.

The earliest streets naturally followed the curves of the hills, winding about their bases by the shortest routes and crossing their slopes at the easiest angles.

The colonist of 1630 had neither the time nor the machinery to overcome the natural obstacles of his new home and was content to adapt himself to them. "Thus the narrow, winding streets, with their curious twists and turns, the crooked alleys and short cuts by which he drove his cows to pasture up among the blueberry bushes of Beacon Hill, or carried his grist to the windmill over upon Copp's steeps, or went to draw his water at the spring gate, or took his sober Sunday way to the first rude little church; — these paths and highways, worn by his feet and established for his convenience, remain after two centuries and a half — substantially unchanged, endeared to his posterity by priceless associations."

KING'S CHAPEL AND THE PARKER HOUSE, AUGUST, 1927

CHAPTER THREE

King's Chapel and the First Burying Ground

THE FIRST and for thirty years the only burying ground in Boston was what is now known as the King's Chapel burying ground which was situated at the corner of Tremont and School streets immediately across from the Parker House site. Here lie buried John Winthrop, his son and grandson, all governors of the Colony; John Cotton, John Davenport, John Oxenbridge and Christopher Bridge, ministers of the First Church of Boston, all buried in the tomb of Elder Thomas Oliver; Lady Andros, wife of the royal governor, Sir Edmund Andros; Governor William Shirley and many others not quite as famous. The first "King's Chapel" was built on the School Street corner of this old Puritan burial ground between 1687 and 1689 on a lot of land commandeered for this purpose by Sir Edmund Andros after Sewall and his brother Puritans had refused to sell him a suitable building spot. The first building was of wood crowned by a steeple surmounted by a huge "cockerel." The church was without pews for several years until, in 1693, some English naval officers from Sir Francis Wheeler's fleet, then in the harbor, made up a purse of fifty-six pounds towards supplying the need. The little chapel was furnished far more richly within than any other of the Boston churches. It had a costly communion service presented by the king and queen, besides "a

cushion and Cloth for the Pulpit, two Cushions for th Reading Deske, a carpet for the Allter all of Crimso Damask, with silk fringe, one Large Bible, two Larg Common Prayer Books, twelve Lesser common Praye Books, Linnin for the Allter — Also two surplises. All the gift of Queen Mary.

In 1710 the chapel was rebuilt to twice its origina size, to accommodate the rapidly growing congregation In the new building the pulpit was on the north sid directly in front of which was the state pew of the roya governors, with another near at hand for the officers o the British Army and Navy. Along the walls and hang ing from the pillars were the escutcheons of the King together with those of certain of the vice regal governors and other munificent donors of the church. We may well believe "it was a strange sight among the bare churches of New England."

This building in turn was replaced by the stone chapel now standing upon the spot, the corner stone of which is at the northeast corner of the building and was laid August 11, 1749, by Governor Shirley, who with Sir Charles Henry Frankland and Peter Faneuil were the chief promoters of the project. The portico was not added until 1789, the year in which Washington visited Boston, and the spire, planned for its tower, has never been added to this day. King's Chapel is now used as a house of worship by those professing the Unitarian faith.

We have seen that Andros found it necessary to use

force to obtain the land upon which the first chapel was built. The Selectmen of the Town of Boston granted to the Wardens and Vestry of King's "Chappel" the additional land needed for the present chapel April 29, 1748, in consequence of a vote of a Town Meeting held Monday, April 18, 1748, by which the Town agreed to give to the Wardens and Vestry of King's Chapel land upon and over which they could build part of their new chapel if they in return would buy land across the street from the old school and build upon it a new schoolhouse for the town. This was done and the new brick schoolhouse was built and accepted by the Town at a Town Meeting March 6, 1748. King's Chapel paid for the land for the new schoolhouse, "£2300 in bills of credit of the old tenor" and the new schoolhouse itself must have cost a pretty penny so that in the end the Town suffered no great financial loss as the result of the high-handed methods of Governor Andros.

The old passageway six feet wide referred to in the vote and the piece of burying ground twenty-five feet long and twenty feet wide and eight feet under the chapel building are in existence still and may be seen by merely stepping across the street from the School Street entrance of the new Parker House.

No greater example of the progress made in the preparing of granite for buildings can be imagined than the contrast between the granite of King's Chapel, the first building in the Colony to exhibit real architectural merit, built from the plans of Peter Harrison in 1749,

and the granite used for the lower façades of the new building of the Parker House built just across the street from the plans of Desmond and Lord one hundred and seventy-eight years later, in 1926 and 1927.

When King's Chapel was built ledge quarrying had not been developed and such granite as was used was taken from boulders strewn over the commons of Braintree, now Quincy, of which the chief supply was located on what was known as the North and South Commons.

As early as 1715, the inhabitants of Braintree, fearful that the supply of boulders would become exhausted, voted in town meeting, "That no person shall dig or carry off any stone on the said commons, or undivided lands upon any account whatever, without license from the committee hereafter named, upon penalty of the forfeiture of ten shillings for every and each cartload so dug and carried away."

At a meeting of the committee for the rebuilding of King's Chapel on June 20, 1749, the following votes are recorded:

"Voted, That Dr. Gardiner, if he has opportunity, or otherwise some other of the committee, do agree with Mr. Braintree for as many of the South Common stones as will be wanted this fall at 40 pounds, old tenor, for a boatload of 24 tons of said stone delivered at such convenient wharf, at Boston, as the committee shall appoint."

"Voted, That Mr. Hunt shall get as many North

Common stones as will be wanted this fall at 52 pounds, old tenor, for 22 tons, to be delivered at such convenient wharf in Boston as the Committee shall appoint."

The following is the agreement with the masons to build King's Chapel, which was dated in Boston on July 26, 1749:

"It is this day agreed between us, the subscribers and the committee for rebuilding King's Chapel, to lay the foundation of the said Chapel, to the height of the first floor, in stone and mortar, to the thickness of four feet; all above ground to be square pointed without pinners, the faces hammered square, and to be performed in every respect in a workmanlike manner, for which we are to receive of the said committee at the rate of five pounds, old tenor, for each perch of one foot high, sixteen and one-half feet long, and four feet thick, as the said work goes on, and in case we make it appear to the said committee that we are sufferers by this agreement, we are to receive such further allowance as they shall think just.

Witness our hands

(Signed) Daniel Bell
George Ray"

Chief Justice Shaw, in 1859, read an interesting and valuable paper before the American Academy of Arts and Sciences, in which he referred to the building of King's Chapel as follows —

"King's Chapel was built of coarse boulders dug out

of the ground and then split and hammered. The bou ders were split up for this building, it is said, by heatin the stone (by building a fire upon it), and then splittin it by letting heavy iron balls fall upon it. When thi work was finished it was the wonder of the countr round. People coming from a distance made it an objec to see and admire this great structure. The wonder wa that stone enough could be found in the vicinity o Boston fit for the hammer to construct such an entir building. But it seemed to be universally conclude that enough more like it could not be found to buil such another."

The method of splitting granite by the use of wedge as we do today, was apparently not known at the tim King's Chapel was built, and when we think of th crude methods of those sturdy predecessors of ou present day quarrymen, it is no wonder that a structur like King's Chapel should have inspired the wonder o our puritanical ancestors. It was not until about 180 that the art of splitting granite with wedges was intro duced. So simple and so efficient was this new metho that the cost of preparing granite for building purpose was very substantially reduced and the developmen in the industry which followed soon after was, no doubt, made possible thereby.

The selection of Quincy Granite for the lower façade of the new building of the Parker House was a particu larly happy one. A very dark stone in polished finish was desired to carry out the æsthetic requirements and

ecause of the exceptional durability of its polish under
ng exposure to the weather, granite was preferred over
ny other material.

It is an interesting fact that the boulders from which
ing's Chapel was built a century and three quarters
go, and practically as it stands today, came from the
nmediate vicinity of the quarry from which the granite
as taken in 1926 for the new building of the Parker
louse, and some of them doubtless were taken from
ne very site of this quarry, as it lies in what was then
ne of the commons referred to.

CHAPTER FOUR

The Common, the Granary Burying Ground and Park Street Church

Governor Winthrop was largely responsible for reserv ing from the distribution of the town lands the forty c fifty acres now known as the Boston Common whic lie in the very heart of the business district of th Boston of today. The Common or training field at firs extended nearly as far north as the present line c Beacon Street and included within its limits all of Par Street and the land now known as the Granary Bury ing Ground.

The original name of Park Street was Sentry c Centry Street. The upper portion of Park Street wa called the way leading from the Common or trainin field to Sentry (now Beacon) Hill as early as 1673.

Centry or Beacon Hill took its name from the ta mast which stood upon its summit near the top of whic first was hung an iron pot or basket filled with pitch wood and later a tar barrel which could be set on fire t alarm the inhabitants of the town in the event of attac by the Indians. This beacon was maintained for mor than one hundred and fifty years in its original positio on a piece of land, six rods square, set apart for it by th Town; and in all that time there is no record of its eve having been used.

BOSTON COMMON, PARK STREET CHURCH AND THE GRANARY BURYING GROUND, AS SEEN FROM A WINDOW OF THE PARKER HOUSE, JULY, 1927

The hill was covered with small cedar trees and native hrubs, with here and there a cowpath, through which he cattle ranged at will, until shortly before the Revo- ution. The removal of the original three peaks of eacon Hill reduced it to about one half its original eight.

Park Street was laid out about 1803 by Bulfinch and as called Park Place. Its present name soon after ame into general use. Before its improvement by Bul- nch, Park Street appears to have received little atten- ion. It was described as a narrow, vagrant lane, ill- efined and tortuous which had not been accepted by he Town. Even after Boston became a city, Park treet was in a neglected condition and June 20, 1823, he residents addressed a petition to the mayor and ldermen, which represented that no common sewer ad ever existed in Park Street, and that the drains here emptied into a hogshead placed in the middle of he roadway.

The first almshouse was built in 1662 near the corner f Beacon and Park streets. It was burned down in 682, and a new building was erected at the head of ark Street. The second almshouse was two stories in eight with a gambrel roof, and fronted on Beacon treet. The almshouse originally was intended as a ome for the deserving poor, but later was used also as place of confinement for criminals and vagrants, until he erection of the house of correction or bridewell on the djoining lot in the early part of the eighteenth century.

The town pound was established on a lot just belo the site of the bridewell on Centry Street next to th northern line of the burial ground. The bridewell wa erected in 1720 and its site in part now is occupied b the Union Club of Boston. The workhouse was bui in 1738 and adjoined the bridewell and extended dow the incline facing the Common as far as the northerl line of the present Park Street Church lot where th Granary stood.

"In April, 1728, the town voted that 'a grainery b built on the Common, near the almshouse and that sum not exceeding eleven hundred pounds sterling b appropriated therefor.' The location of this buildin was a little to the north of the present Park Street sub way entrance. In the year 1737, and 'to connect th workhouse and to make the Appearance or Prospect th better', the granary was moved to the corner of Lon Acre Street, where the Park Street Church now stands The granary was the most roomy edifice in the town occupying an area of 2400 square feet. It was built o wood, with oak rafters and had a storing capacity fo 12,000 bushels of grain, wheat, rye and Indian corn It was a prominent landmark in Boston and gave it name to the adjacent Burying Ground." The chie function of the granary was its service as a repository from which the poor might withdraw small quantities of grain at a slight advance over its cost. It was re moved in 1809 to Commercial Point, Dorchester, where it was reconstructed and used as a tavern.

The Granary Burial Ground is situated on Tremont treet just a few steps away from the Tremont Street ntrance of the Parker House. It was established in 660 and was known in Colonial times as the South Burying Ground. It was soon shut off from the rest of he Common, as we have seen, by the erection of a row f public buildings along the present line of Park treet, the almshouse and house of correction, the ridewell or jail, to which the granary afterwards was dded. None of these buildings are now in existence. The Park Street Church occupies the site where the ranary stood. The oldest stone in this burial ground ears the date 1667.

There were no trees either on the Common or on this nclosure in early times. No fences separated the burial nclosure from the Common until 1739. Here lie the odies of Edward Rawson, secretary of the Colony for hirty-six years, John Hull, the celebrated mint master, nd his son-in-law, Chief Justice Samuel Sewall, the atriots John Hancock and Samuel Adams, besides nany of the earlier governors of Massachusetts; Jonahan Phillips the first mayor of Boston and Paul Revere. The Franklin Monument is in this burial ground. Two undred and sixty-six Revolutionary soldiers are buried ere and seventeen members of the Boston Tea Party.

The granary lot after its sale in 1795 passed to the ontrol of Mrs. Hepzibah Swan, the widow of James Swan, and later was sold on April 13, 1809, to the trustees of the church for $20,000. The church was built

immediately after from designs prepared by Pet
Banner, an English architect of whom little is know
The wooden capitals of the steeple are the handiwo
of Solomon Willard, the architect of Bunker Hill Mon
ment. The weather vane which crowns the spire is 2
feet above the street level.

"In 1809 when Park Street Church was built, Bosto
still preserved the appearance of an old English mark
town. No curbstones separated the streets from th
sidewalks. The cows still browsed on the Commo
and the town crier made his proclamations.

"The business section of today still retained its res
dential character with its old-fashioned gardens, tre
and churches."

The student who wishes to learn more of "Old Par
Street and Its Vicinity", will do well to read an inte
esting volume bearing that title, written by Robe
Means Lawrence, M. D., and published by Houghto
Mifflin Company in 1922.

THE OLD SOUTH CHURCH
Copy of Lithograph

THE OLD SOUTH CHURCH, AUGUST, 1927

CHAPTER FIVE

School Street and Some Other Near-By Landmarks

THE FIRST houses in Boston were of the rudest description and in large part seem to have been scattered here and there without regard to regularity. Streets and highways, however, were soon formed and named. In March, 1640, a street was laid out to lead up over the hill. This was the present School Street, and whatever may be said in general about the crooked and narrow streets of Boston, it is clear that this one street was always straight and not very narrow. The lot lines today follow almost identically the lot lines found in the descriptions of the deeds of over two hundred years ago. As early as 1668 we find deeds in which this street is referred to as the "School House Street" and the "School House Laine" and School Street it soon came to be called and School Street it has remained.

Thomas Scottow sold the lot of land now in part occupied by King's Chapel and by City Hall to the Town in 1645. The Town built a schoolhouse on it at a point now covered in part by the rear or easterly end of King's Chapel. Mr. Woodmansy, the teacher, at first lived in the old house on this lot next to the schoolhouse. January 6, 1671, the celebrated Ezekiel Cheever took the school and remained in charge until 1708. A

new schoolhouse was built in 1704, on the same spot When the present King's Chapel was built this school house was torn down to make room for the new church building and the pupils were transferred to a new school building on the corner of School Street and Cook's Court, on the site of which part of the Parker House now stands.

Governor Winthrop's residence was situated just opposite the foot of School Street. It consisted of a frame house, built of wood, two stories in height, with a garden on its south side. The Old South Church, which is still standing, was built on this garden lot in 1729. The house was used for many years for the parsonage until the British soldiers pulled it down for firewood during the occupation of Boston by the British in the winter of 1775–1776. These same soldiers also stripped the Old South Church of its pulpit and pews and all the inside woodwork, except the sounding board and east galleries, and cut down the row of buttonwood trees which skirted the street in their search for fuel, and the old meetinghouse so closely identified with the patriotic cause was turned into a riding school for the Seventeenth Dragoons. The church was not used again for worship until 1782.

Further down Washington Street at the head of State Street still stands the building which we call the Old State House. In 1711 occurred a most sweeping and disastrous fire which, starting in the back yard of an old tenement house in Cornhill, now Washington

treet, burned down all the houses on both sides of Cornhill from School Street to Dock Square besides the First Church, the Town House, all the upper part of King Street and the greater part of Pudding Lane, etween Water Street and Spring Lane. Nearly one undred houses and buildings were destroyed, and it s interesting to note that the rubbish taken from the uins was used to fill up Long Wharf.

Committees were appointed by the Town and the Province to confer about "constructing a House to ccomodate both the Town and the Colony." It was greed that "the Province was to bear one half of the xpense, the county of Suffolk and the town of Boston ach one quarter." In 1714 we find that the town voted two hundred thirty-five pounds, fourteen shillings and ight pence" as its share of the building fund. The new own House was of brick and was first occupied on March 8, 1714, when it was used for a town meeting.

The Town House was again partially destroyed by re in 1747 and was repaired the following year and the resent Old State House as it now stands at the head of tate Street, not over a minute's walk from the Parker Iouse, is that Town House which was described in 1794 s being "in length one hundred and ten feet, in breadth hirty-eight feet and three stories high. On the center f the roof is a tower consisting of three stones, finished ccording to the Tuscan, Dorick and Ionick orders. From the upper story is an extensive prospect of the arbour into the bay, and of the country adjacent."

The building has been carefully restored and, save f
the subway entrance on the east end, is quite as it w
"when its walls echoed to the tread of the Royal Go
ernors" and later resounded to the inspiring words
the Declaration of American Independence, and is th
selfsame structure where the representatives of th
people gathered to greet Washington and Lafayette.

Tremont Street, first called "the street or highwa
that leadeth up to the Common or Training Field" wa
little more than a cart road across the Common on i
southern end, although north of its junction with Scho
Street it soon became a favorite place of residence.

South and west of School Street there were but fe
habitations in the early days of the Colony, the cente
of the activities of the Town lying to the north and eas

CHAPTER SIX

The First Owners of the Land on Which the Parker House Now Stands

The Parker House covers a large part of the block bounded north by School Street about one hundred and seventy feet, east by Chapman Place about two hundred and eighty-five feet, south by Bosworth Street about one hundred and eighty feet and west by Tremont Street about two hundred and forty-five feet.

The original holdings fronted on School Street and extended back from School Street to about where Bromfield Street, once known as Rawson's Lane, is now located. The lot on the corner of School Street and Tremont Street had a frontage of sixty-seven and a half feet and appears first to have been owned by Zacheus Bosworth who, as early as June 12, 1648, mortgaged to "Mr. Thomas Dudley, deputy Governor,"[1] for the sum of £18 sterling, "his dwelling house in Boston with all cow houses, barnes, stables, yards, orchyadths or gardens thereto belonging." The condition of the mortgage was the payment of forty-five shillings "currant money" on certain stated dates, in June and December "at the house of the said Mr. Dudley" or if he failed to pay in money he was to pay "fifty one shillings nine pence in any comodities the said Thomas his executor or assigns

[1] Suffolk Deeds, Book 1, Folio 92.

shall choose at any shop in Boston and for every forty-five shillings to be paid each 12th June shall pay the same summe in good cleane dry wheate and pease or each a like quantity to be valued by two indifferent men (they chooseing a third if need so require)." This mortgage it may be noted was never discharged of record. It is interesting to note that one square foot of this parcel of land is today assessed by the City of Boston for the sum of $76.00.

Zacheus Bosworth was a member of the First Church and died in 1655 leaving a widow, Ann, who later married Thomas Cooper; a minor son, Samuel by name, and a daughter, Elizabeth, who later married John Morse or Moss a tailor. Among other interesting bequests in his will [1] appears the gift to his "sonne Samuel" at the age of twenty years "of the best paire of working oxen with all their furniture" and the gift to his daughter Elizabeth of "two acres of land with a mare or else ye barne with a piece of ground to it to be layd out by ye overseers of this my will." Elder Penn, who lived at the foot of School Street, Deacon Johnson and Deacon Trusdall and Lieutenant Cooke were appointed the "overseers" of the will and Elisha Cooke, son of Lieutenant Cooke, was one of the witnesses.

The next lot east of the Bosworth lot had a frontage of sixty-six feet on School Street and from the "Book of Possessions" appears first to have been owned by one John Synderland. No deed from or settlement of

[1] Suffolk Probate Records, Misc. Docket.

John Synderland has been found. The first recorded transaction in connection with this lot was a deed from "Nicholus Barker of Boston in New England in ye County of Suffolke, Carpinter and Jane his wife" to "Sergeant Thomas Clarke of the same Boston shopkeeper" dated "the eighteenth day of february in the yeare of our Lord God one thousand sixe hundred sivety and foure" [1] of "All that theire dwelling house and Leantoo there unto belonging scittuate lyeing and being in Boston aforesaid, containeing by estimacon halfe an acre of ground be the some more or lesse fronting North East upon the streets wch leadeth fro the house of Elder James Penn to the house of Mr. John Norton, being bounded South East with the ground of Leif Richd Cooke, and butting south west upon the ground of mr Edward Rawson, being bounded on the North West with the ground — Late in ye possession of Zacheus Bosworth, deceased." The premises conveyed also included "ye shop yard, orchard and garden thereunto belonging." It is a fair deduction that the title to this property had descended from John Synderland to Jane Barker.

Sergt. Thomas Clarke later became Capt. Thomas Clarke and is believed to have been a locksmith. He has been confused with another Thomas Clarke, who was speaker of the General Court, assistant to the governor and colonel of the regiment in which our Thomas Clarke was captain in the war with King Philip.

[1] Suffolk Deeds, Book 2, Folio 240.

The lot next east of the Clarke lot had a frontage o about seventy-four feet on School Street and appear first to have been owned by Richard Cooke whose wi was admitted to Probate October 25, 1673. Cook' Court, later Chapman Place, was laid out through par of this lot.

Richard Cooke was a tailor, a member of the Firs Church and at his death a lieutenant in the militia Whether he continued to ply his trade after he came t Boston is nowhere stated, but it is clear that he acquire a very considerable competence which he invested i sailing vessels and in land. He had one son, Elisha Cooke. On October 18, 1673, "beeing under the visit ing hand of God by Infirmity and not knowing how the Lord may undainly dispose of mee but beeing yet o sound minde and understanding" he executed his las will and testament.

What manner of men were these early Puritans Zacheus Bosworth, John Synderland, Nicholus Barker Thomas Clarke, and Richard Cooke who lived here on School Street nearly three hundred years ago, and what manner of men were those who followed them and played their parts in the great drama which ended with the Revolution?

The first comers were for the most part men of middle age or declining years who had been hardened to suffer ing for righteousness' sake. The climate was such that only the vigorous could withstand its rigors. The chief motive which urged on the leaders was a religious one.

None the less it is clear that a majority even of those who first came to the Colony were attracted by the secular opportunities which a new country offered them to better their fortunes and condition. For the first thirty years of the Colony at least, no one was allowed to share the civil franchise with the proprietors who did not enter into covenant with one of their churches. Any one who objected to the civil or religious policy of the Commonwealth was severely dealt with. Those in authority interpreted the provisions of the Charter under which they held to mean that they could banish from their territory any one whose presence in it was not desirable to them. And this they proceeded to do without fear or favor from the moment of the first sitting of their Court.

"The noble vision of the Puritan Commonwealth, compacted of souls united in faith and doctrine, in which Church and State should be substantially one, proved impracticable before the first generation of the Puritans had begun to pass from the stage."

The first settlers, of course, were governed by the current opinions of their time in regard to social distinctions. We had neither royal personages nor members of the titled aristocracy of England as Colonists and we did not have many of "that poorest and most ignorant class which then tilled the fields of the mother country." "Our colonists resembled the best elements of the country parishes of England. The squire, the minister, the yeoman were the three representative por-

tions of society there and here. Two of these classes, removed from a chance of a renewal here, remained constant during the whole Colonial period. Our gentry were the descendants of the few who came with the first colonists, as our great body of citizens were of those who were yeoman when they left England."

"The distinction of rank was preserved by the separation in dress of the servants, who were chiefly clad in leather, and by the usual differences in fineness of material in all the parts of costume." "Now and then a baronet made his home for a time in Boston but otherwise the highest title was Mr. or Mrs., and this title was applied only to a few persons of unquestioned eminence. All ministers and their wives took the title, and the higher magistrates; but it was not given to the deputies to the General Court as such. The great body of respectable citizens were dubbed Goodman and Goodwife, but officers of the church and of the militia were almost invariably called by the title of their rank or office. Below the grade of goodman and goodwife were still the servants, who had no prefix to their plain names. A loss of reputation was attended by a loss of the distinctive title, and a Mr. was degraded to the rank of Goodman."

"The tendency towards a local aristocracy increased during the eighteenth century, and just prior to the Revolution social affairs here were probably as they are today in the English colonies. The governor was an Englishman, his council was made up from the local

gentry, and all eyes were turned to the mother country as the source of honor. All these developments were stopped by the Revolution, when the great portion of our leading citizens in a social sense, emigrated."

CHAPTER SEVEN

The Royal Charter of King Charles — The Inte Charter Period and the Provincial Charter o King William

THE ROYAL CHARTER of "The Governor & Company of the Massachusetts Bay in New England," was granted by King Charles the First in 1628. England paid little attention to her American Colony from 1640 to the Restoration. The wealth of the new Colony and its attitude of independence toward the mother country attracted the attention of the King and Parliament, however, in 1663. Then came the London Fire and the Great Plague and for nearly ten years political relations between New England and the mother country were almost entirely suspended. But the home government did not wholly lose sight of its colonial possession.

"The primary cause of the dissensions between England and her American Colonies, during the whole period of the existence of those relations, was the absence of any clear distinction between her imperial and their municipal rights."

The King had no power to confer by charter on any sect or party of his subjects such legislative functions as were actually assumed by the corporation of Massachusetts Bay when transferred here. "Having transported themselves with their charter, the leaders of the

enterprise seem to have taken for granted that they might extend and supplement their rightful authority under it so as to adjust it to the change of place and circumstances."

"A democracy was the product or result, not by any means the intent, of the enterprise when it was put on trial. On the first intention or alarm of a tendency in that direction, John Cotton, the clerical oracle of the theocracy, wrote, 'Democracy I do not conceive that God ever did ordain as a fit Government either for Church or Commonwealth.' But, none the less, how democracy developed and established itself is not only traceable in every stage of its growth, in spite of the shock and the purposed resistance to it, but is also to be accounted to the natural and inevitable conditions of the experiment here on trial. The objects had in view involved democracy, and were consistent only with democracy. The air of the sea and the wilderness, the atmosphere of exile, the withdrawal from the scenes, habits, restraints, and safeguards of the old home, the essential equality of condition to which gentlemen and servants were alike reduced in exposures, straits, and occupations, levelled distinctions and compelled familiarity in intercourse. After the arrival of the colonists here, not one of them, however gentle his degree in England, was free from the necessity of manual labor in the field, the forest, and in building and providing for a home. The governor's wife made and baked her own batch of bread, and from her dwelling, near the

site of the Old South Church, would take pail in han and go down to fill it from the spring that still flow under the basement of the new (*sic*) Post Office.

"The rapid decay of the sense of loyalty to the Eng lish monarch, of dependence upon or deference to hi authority, which followed upon the breathing of thi free air, and which antedated Independence long pre vious to its declaration, was also a direct influence fo fostering democracy. The only substitute for allegianc to the King was obedience to laws of their own enact ment. In their secret persuasion, the first colonists here probably regarded the claims of dominion of the Englis monarch over these wild realms as quite unsubstantia and visionary."

The colonists felt that while they still had possession of the original parchment, with the Great Seal attached to it, their franchise was safe. And although the charter was revoked on May 20, 1686, the instrument itself with its royal seal attached to it is in the office of the Secretary of State of the Commonwealth of Massachusetts in the State House on Beacon Hill in Boston.

On October 7, 1691, the second or provincial charter was signed by King William, and Governor Phips arrived with it, May 14, 1692. Under this charter membership in a church was not required for a citizen to be a voter. A property qualification took its place.

During the discussions leading up to the revocation of the first charter, and during the intercharter period under the rule first of Governor Andros and after his

overthrow and recall under the administration of the provisional government, Massachusetts was represented in England by its accredited agents who did all in their power to prevent the revocation of the original charter and to obtain every possible concession in the new charter. These agents of Massachusetts were sent on special errands from Massachusetts from the earliest years of her history. In fact, with the exception of the period just previous to the final vacating of the colony charter, agents were continued in an unbroken series down to the Revolution. The king sent a governor to Massachusetts to represent him. Massachusetts sent an agent to England to represent the Province. No ambassador goes from Washington with more carefully prepared instructions, limitations and conditions of terms than did the men whom Massachusetts continuously sent as her agents to England. Massachusetts was the only colony which made this a practice.

"From the date, when, in 1692, the monarchs of Great Britain assumed the responsibility of selecting governors and other officials for Massachusetts, till the period in 1774–75, when the revolting Province concluded to dispense with them, eleven such chief magistrates had received the royal commission. Their names, in order, are: Sir William Phips, Richard Earl of Bellomont, Joseph Dudley, Samuel Shute, William Burnet, Jonathan Belcher, William Shirley, Thomas Pownall, Sir Francis Bernard, Thomas Hutchinson, and General Thomas Gage."

CHAPTER EIGHT

In Which Is Traced the Zacheus Bosworth Lot From 1655 to 1710

ZACHEUS BOSWORTH, as we have seen, died in 1655. Th title has not been searched after the death of Zacheu to the rear part of the original lot, on which apparentl was "ye barne" because it is not included in the Parke House holdings. The front part, however, was con veyed in mortgage in 1668 by Samuel Bosworth, a shop keeper, the son of Zacheus Bosworth to Thomas Groc "cordwaner."[1] At the time of this mortgage the hous on the premises had been divided into two tenements Samuel later conveyed the house to his brother-in-law John Moss in 1669[2] and he conveyed the same Augus 5, 1672, to Arthur Mason, "Biscake Baker", by a deed which describes the property as bounding "with th highway or street faceing to the old buriall Place" (King's Chapel had not been built), and as "next th street or highway that leadeth up to the comon o trainefield." Arthur Mason in turn conveyed to Rober Harwood, Baker, March 17, 1673[4] who died intestat about July 25, 1676[5] leaving his relict or widow Joanna and a minor child, Thomas.

The widow conveyed her dower interest to Arthu

[1] Suffolk Deeds, Book 5, Folio 475.
[2] Suffolk Deeds, Book 6, Folio 292.
[3] Suffolk Deeds, Book 8, Folio 91.
[4] Suffolk Deeds, Book 8, Folio 93.
[5] Suffolk Probate Records, File No. 812.

Mason in trust for the benefit of her son Thomas Harwood, June 30, 1678.[1] Thomas died never having married and this parcel was conveyed by his heirs at law to Arthur Mason who once again becomes its owner.[2] August 29, 1704, Arthur Mason conveyed to William Clarke,[3] merchant who shortly after on October 30 of the same year also bought of Robert Orchard, feltmaker, the land in the rear, with the house and shop upon it, bounded by the "highway leading to the Common or Training Field" and formerly part of the larger lot first owned by Zacheus Bosworth.[4] William Clarke was probably related to the Captain Thomas Clarke who had formerly owned the lot next east of this lot on School Street. Thomas Clarke, the son of Captain Thomas Clarke, was a mariner who went to England to live after his father's death. The will of William Clarke now spelled "Clark" was admitted to probate August 3, 1710.[5] The testator had no children. He devised to a nephew, also by name William Clark "the house and land he now lives in which I bought of Robert Orchard, and the house adjoining to it that I bought of Arthur Mason." He left £40 to "Nephew Peter Clark that lives in Olde England", and by a "Postcript" dated May 23, 1709, signed but not witnessed, he bequeathed "To my nephew, Thomas Clark £60 in money to be paid to him out of his brother, William Clark's part — my wife to have ½ of the rent of the old house I bought

[1] Suffolk Deeds, Book 12, Folio 273.
[2] Suffolk Deeds, Book 16, Folio 365 and 424.
[3] Suffolk Deeds, Book 22, Folio 7.
[4] Suffolk Deeds, Book 22, Folio 50.
[5] Suffolk Probate Records, File No. 3273.

of Mason now let at £8 per annum during she lives my widow and no longer." By his will he also bequeathed "To my wife my negro man 'Essex' forever." "Essex" appears later in 1723 in the inventory of the estate of William Clark the nephew where he is valued at £40. Age had diminished his value because another "Negro man called Cornwall" was valued as worth £70 in the same inventory.

"The old house I bought of Mason" is probably the house in which Zacheus Bosworth had lived and died.

CHAPTER NINE

In Which is Traced the Thomas Clarke Lot From 1654 to 1704

THOMAS CLARKE on November 22, 1676, made a partial distribution of his real estate in Boston to take effect after his death, by a deed[1] by which he conveyed to his daughter Leah Baker, wife of Thomas Baker, blacksmith, his tenement, "being now in the tenure of Mrs. Woodmansey, with the yard that belongeth to the said house and the garden that lyeth on the west side of the said house, (Reserving onely out of the yard above mentioned to bee given and granted, free liberty and priviledge of a passage of six foote wide to run from the laine into my Orchard that lyeth on the South end of the said house; which said passage is to lye and remain in comon between my said daughter and those that after shall bee proprietors of the said house and such other person and persons as hereafter shall bee just and legall proprietors in the said Orchard)." The said tenement was bounded "on the North by the School house laine, East by the house and land of Elisha Cooke", etc.

Mrs. Woodmansey was the widow of the former teacher of the first school in Boston, which, you will remember, was situated directly opposite this lot of land.

[1] Suffolk Deeds, Book 11, Folio 72.

The will of Captain Thomas Clarke [1] who seems t have been a man of substance was proved before Joh Leverett, Esquire, Governor, July 10, 1678. Amon other provisions is one "that my said Grandchild Nathaniel Byfield shall have a sufficient allowance ou of my estate — for his maintenance at the Schoole and afterwards at the Colledge untill he shall have take his first degree there, or be otherwise provided for t his Content." It is to be hoped that young Nathaniel' spelling was an improvement over that of the scrivene who drew up his grandfather's will.

The orchard lot was devised to the testator's so Thomas and his son-in-law Nathaniel Byfield, husban of the testator's daughter, Deborah. Thomas, the son and Leah Baker, Deborah Byfield and Elizabeth Stevens his daughters, were all the testator's children. Elizabeth Stevens died a widow leaving no children surviving her.

Nathaniel Byfield, the son of the Reverend Richard Byfield, a famous Puritan divine, came to Boston in 1674. He was a representative from Boston to the General Court of the Commonwealth, a colonel of the militia, and a leading advocate of the right of the Colony to retain her charter. Toward the end of 1689 the opponents of the Charter had begun to make themselves heard and Byfield and another writer published in England the colonists' version of the overthrow of Governor Andros.

Thomas Clarke the younger, and Colonel Nathaniel

[1] Suffolk County Probate Records, File No. 966.

Byfield immediately conveyed the orchard lot to "their brother-in-law Thomas Baker and Leah" his wife on November 1, 1678.[1] Thomas Baker died in 1696 leaving a will[2] by which he devised his estates to his wife Leah, who survived him, for life and after her death one third part each to his two sons, Thomas, an ironmonger and John, a brazier, and his daughter, Rachel, the wife of George Waldron of Newport, Rhode Island, a blacksmith.

John Baker, the brazier, died shortly before his father and administration was granted to his widow Hannah Baker and another on January 7, 1696.[3] He left no children surviving him. The inventory of his property sets forth among other items of personal property a Negro man — "Fortune" valued at twenty-five pounds and a Negro woman "Maudlen" and child together appraised as being worth thirty pounds. It is apparent that negro slaves were no novelty in the Colony at this time.

Leah Baker conveyed her interest in this parcel to her son Thomas and to Mary his wife to be their property after the death of Leah by a deed dated November 18, 1701.[4]

Thomas Baker the son of Leah and Mary his wife died leaving three children, Thomas, John and Mary, and these three children and their aunt Rachel Waldron

[1] Suffolk Deeds, Book 11, Folio 78.
[2] Suffolk County Probate Records, File No. 2446.
[3] Suffolk County Probate Records, File No. 2350.
[4] Suffolk Deeds, Book 20, Folio 448.

conveyed the entire parcel on August 25, 1704, after Leah had died, to John Mico of Boston, merchant. The deed[1] discloses that the lot had a frontage on School Street of sixty-six feet and measured seventy feet in the rear, with side lines each measuring two hundred ninety-five feet, and here it was that John Mico began to erect the mansion house which stood on this lot for nearly one hundred and fifty years.

[1] Suffolk Deeds, Book 21, Folio 677.

CHAPTER TEN

In Which is Traced the Richard Cooke Lot From 1673 to 1715

The will of Richard Cooke is a quaintly worded document which may be found with Suffolk Probate Records, File No. 670. He gave "Towards the building of the New Colledge at Cambridge the sume of fiveteen lbs. to be payd after the decease of Elizabeth, my wife, provided it happen in within three (3) years but if it soe happen that she dyes before then to be payd at three (3) years and after my decease in currant country pay." This bequest of course refers to Harvard College which had been endowed by the infant Colony in 1636, assumed a practical existence in 1638 and held its first commencement in 1642. The college took its name from the Reverend John Harvard. After certain other bequests, Richard Cooke devised the residue of his estate to his wife for life and on her death to his said son, Elisha.

The will of Richard Cooke was proved by "Mr. Ezekiell Cheever and Free Grace Bendall who appeared before John Leverett esquire Gov'r. and Edward Tyng—Esquire, Asst. this 25th day of Oct. 1672 and made oath that they were present and subscribed their names as witness to this instrument which Lewt. Richard Cooke signed, sealed, published and declared

to bee his last will and testament and that when hee soe did hee was of a sound disposing mynd.
As attests ffree Grace Bendall — Recorded and compared free Grace Bendall recorder."

Elisha Cooke was one of the leading men of the Colony. He was graduated from Harvard College with the class of 1657 and took up medicine for his profession. He married Elizabeth, daughter of Governor John Leverett.

Governor Leverett was the son of Thomas Leverett an alderman of Boston in old England, before he came to Boston in New England, and an elder here, where he died in 1650. Governor Leverett had a son, Hudson by name, who was considered "but an indifferent character." He, however, was the father of John Leverett, President of Harvard College.

The political activities of Dr. Elisha Cooke were many and of great service to the Colony. He held at various times the important offices of selectman of the town, speaker of the General Court, assistant to the governor, was one of the Council of Safety, agent from the Colony to England, and judge. In 1689-1690 orders had come to the Colony to send Andros and his friends to England. The Colony at the same time sent over Elisha Cooke and Thomas Oakes to aid Increase Mather and Sir Henry Ashurst who for some time had been in England supporting the cause of the Commonwealth. Elisha Cooke was for the old charter or none at all and

so continued to the end, refusing to take any steps toward obtaining a new charter. None the less, as we have seen, a new charter was granted and signed on October 7, 1691.

In 1695-1696 the General Court gave the monopoly of making salt "after the manner as it is made in France", for a period of fourteen years to Elisha Cooke, Elisha Hutchinson and John Foster. They set up their salt works on the marshes by the Neck which led to Roxbury.

Elisha Cooke bought the lot on the opposite side of School Street adjoining the schoolhouse and the old burial ground and erected a mansion house. He erected three other dwelling houses on the lot where his father's house stood and in many ways added to the property which had been devised to him by his father. He had one son, also named Elisha and a daughter Elizabeth who married William John Benning. Administration was taken out on his estate January 9, 1715.[1]

[1] Suffolk County Probate Records, File No. 3700.

PART II

Eighteenth Century Boston

CHAPTER ELEVEN

Manners and Customs of Boston in the Early Part of the Eighteenth Century

We get a very fair picture of how this bit of old Boston must have appeared nearly one hundred years after the settlement of the town by reading between the lines of these old wills and deeds. King's Chapel had just been completed. A new school building had taken the place of the first rude schoolhouse on the lot back of the chapel. The town had begun to spread to the south of School Street. Tremont Street had received a name and was known as Common Street. Property values had so increased that numerous houses and shops stood upon the land where Zacheus Bosworth built his dwelling house, cow house and barn and planted his garden and orchard, although the first little house now converted into a two family affair was still standing and earning rent at the rate of £8 sterling per annum. John Mico, the wealthy merchant, had completed his magnificent new brick mansion, the front of which did not come quite up to the line of School Street, while in the rear were his gardens and orchard extending as far back as Rawson's lane now Bromfield Street. Cook's Court, a passageway seventeen feet wide, extending back one hundred and thirty feet from School Street had just been laid out through the original Richard

Cooke estate and new houses with their gardens ha been built on either side and at the end of this ne court.

All this had been accomplished not by the butche the baker, and the candlestick maker, it is true, but b yeomen, shopkeepers, cordwainers, "carpinters" an "biscake" bakers; merchants and feltmakers, lock smiths and blacksmiths, ironmongers and braziers There can be no greater commentary on the oppor tunities for advancement which this new land had t offer than the career of the son of a tailor, who grad uated from Harvard College, studied to be a doctor o medicine, married a daughter of the governor of th Colony, became a merchant of great wealth and landed proprietor, and yet found time to serve his town a selectman and his Commonwealth as speaker of it General Court, assistant to the governor, agent of th Colony to England and judge of its court.

The Boston of the seventeenth century had not been a gay or joyous town to live in. These worthy fore fathers of ours took life seriously in all its aspects. Inns or ordinaries as they were called were necessary but the conduct of those who kept them and of the guest who came within their doors was hedged about with regulations. The price of meat and drink was fixed by the court. An officer was appointed whose duty it was to see that no one drank more than he could soberly bear away. In 1647 "upon complaint of great disorder that hath been observed and is like further to increase

y the use of the game called shovel-board in houses of ommon entertainment, whereby much precious time s spent unfruitfully and much waste of wine and beer ccasioned thereby", the use of it is forbidden at inns. o too, four years later, dancing was prohibited at inns whether at marriages or not", and in 1664 a penalty as imposed for rude singing at taverns, "this Court eing sensible of the great increase of profaneness mongst us, especially in the younger sort, taking their pportunity of meeting together in places of public ntertainment to corrupt one another by their uncivil nd wanton carriage, rudely singing and making a noise, o the disturbance of the family and other guests." he use of tobacco, in public at least, was from time to ime prohibited, but this habit seems to have persisted n spite of all attempts to curb it. Bowling about inns as forbidden.

In spite of the regulations concerning places of public ntertainment, a goodly number seem to have flourshed in this little town of four or five thousand inhabtants. So many that the General Court found it necssary to provide as early as 1680 that the persons annually licensed in Boston after the first day of October next shall not exceed "sixe wine taverns, ten inn holders, and eight retaylers for wine and strong liquors out of dooers."

Life in Boston became less serious and amusements and diversions more common with the coming of the royal governors and those who accompanied them. The

king's health was freely drunk and "certain packs painted cards" were in free use in the Rose and Crow Inn and the Royal Exchange Tavern. Gold lace, ruff cuffs and scarlet uniforms, powdered wigs and jewel buckles were now no uncommon sight and althou they must have offended the senses of the older inha itants they at least supplied a touch of color in dire contrast to the sober hues of the clothing of the worth citizens of the period. The chariot of the Govern drawn by four horses with its black footmen in brig colored liveries was a spectacle well worth the seein however unpleasant its effect may have been upon th staid people of the town.

The altar piece in the King's Chapel, with the gilde Gloria, the Creed, the Commandments, the Lord Prayer, the organ, the surpliced priest and the gree boughs at Christmas were no doubt as shocking to th Puritan mind as they were novel in this town of Bosto at the beginning of the eighteenth century.

Sunday, however, continued to be most strictly ob served. No travel was permitted. Public houses coul admit only strangers and lodgers "on Saturday nigh after the sun is set, or on the Lord's Day or the evenin following." And the act of the General Court whic regulated the observance of the Sabbath concludes wit the following words "And all and every justice of th peace, constables and tithing men are required to tak effectual care and endeavor that this act in all the par ticulars thereof be duly observed. As also to restrai

ll persons from swimming in the water; unnecessary nd unreasonably walking in the streets or fields in the 'own of Boston, or other places; keeping open their ops, and following their secular occasions or recretions in the evening preceding the Lord's Day or any art of the said day or evening following."

The Thursday lecture, which dated from the ordinaon of the Reverend John Cotton in 1633 was conued with occasional interruptions until the beginning f the siege of Boston in 1775. "On occasions of special y or sorrow, and in times of great popular commotion, was made a day of thanksgiving or of fasting, and he topics were chosen accordingly."

It may be well to remind the reader of this chronicle ho is familiar only with the city life of today that idewalks were unknown in Boston in the eighteenth entury, that the water which was used for drinking nd washing came from springs or wells or was caught nd stored in huge hogsheads whenever the rainfall permitted and that the disposal of sewage was conducted n a most primitive and unsanitary manner.

Such street lights as there were existed only where ublic spirited citizens set them up outside of their ouses. There was no organized or uniformed police orce. There were watchmen, however, who were on luty from ten o'clock in the evening until daylight. hese watchmen were forbidden "to smoke tobacco hile walking their rounds" and were required in 1735 "in a moderate tone to cry the time of night, and give

account of the weather, as they walk their rounds aft twelve o'clock."

Protection against fire depended upon private ent prise and the means employed is quaintly described the "News Letter" in 1733, where we read "there newly erected in the Town of Boston, by Messieu John and Thos. Hill a Water Engine at their Sti house, by the advice and direction of Mr. Rowlar Houghton, drawn by a horse which delivers a lar quantity of water twelve feet above the ground."

Good roads were unheard of and travelling conditio had not much improved over the early days of the Co ony when the trip from Boston to Salem occupie three whole days "by fords and on foot."

Dog lovers will be interested to know that there we so many dogs in Boston in 1728 "that the butche were excessively annoyed by them; and an order wa passed that no person should keep any dog in Bosto above ten inches in height.[1]"

[1] Boston Town Records, July 1, 1728.

CHAPTER TWELVE

The Stamp Act and the Boston Tea Party

THE POLITICAL pot continued to boil. The Board of Trade had been devised in England by King Charles II and reëstablished by William III to regulate national and colonial commerce, with the intent that "the Englishman in America was to be employed in making the fortune of the Englishman at home."

I make no attempt to give an exhaustive account of the events which led up to the Revolution, but I think it wise for my readers to remember that "independence, in the political sense of the word, was not what the colonists originally desired. Their literature, their laws, their social life, their religious faith, were all English. Most of the towns and counties in Massachusetts were named after those in England, showing the affection the colonists had for the country from which they came. The architecture of Boston houses was almost an exact reproduction of that which prevailed in London or Bristol. They knew their rights under the charter, and were resolved to maintain them; and in this way were simply true to the traditions of the Anglo-Saxon race from which they sprang."

"From this period we can distinctly trace the growth of two opposing political principles, both of which had existed in New England side by side from the very be-

ginning with only an occasional clashing, but whic
were now destined to contend with each other in an i
repressible conflict."

"These principles found expression in the two partie
long existing but which now began to draw apart mor
and more, namely the party of freedom, and the part
of prerogative; the former insisting upon the right o
self government under the Crown, and the latter main
taining the authority of the Crown in the place of sel
government. The question at issue was a radical one
and upon it turned the whole history of the country."

We like to think that those who lived on our Parke
House site were foremost among the councils of the
patriots, but it does not surprise us to find that some o
them were just as earnestly enlisted in the ranks of the
loyalists.

Two of the principal causes of dissension were the
Stamp Act and the tax on tea.

The Stamp Act passed in February, 1765, was an at-
tempt to raise revenue from the Colonies without their
consent and without their representation. Whatever
else it raised it did not raise revenue. Boston received
news of its passage in April. Only stamped paper was
legal, and citizens refused to use stamped paper. The
courts were closed, marriages ceased, vessels remained
at their docks and commerce was paralyzed. Home-
spun and old clothes were worn in place of imported
fabrics. At the call of Massachusetts the first American
Congress made up of delegates from all the colonies

net in New York on October 7, 1765, "to take into consideration their rights, privileges and grievances." The Stamp Act was repealed March 17, 1766.

The tax on tea was declared in 1773. Sunday, November 28, 1773, the Dartmouth, the first of the tea bearing ships, arrived in Boston harbor, with one hundred and fourteen chests of tea, part of which was consigned to Richard Clarke. The Eleanor and the Beaver arrived shortly after, and the combined cargo of the three vessels furnished the material for the Boston Tea Party of December 16, 1773.

The news that the tea had been destroyed astounded England. Lord North introduced in Parliament the famous Boston Port Bill which provided that the harbor of Boston should be closed and trade with Boston be suspended during the King's pleasure. This became a law March 31, 1774. Parliament followed this up with a series of penal measures which we know now as the Regulation Acts. General Thomas Gage was appointed Governor of Massachusetts with instructions to close the port of Boston and to enforce the conditions of the Regulation Acts. He landed at Long Wharf on May 17. The blockade of the harbor began June 1, 1774. The enforcement of the Regulation Acts was put into effect the following August. General Gage also increased the garrison in Boston and by the end of the year he had eleven regiments of infantry, artillery and marines quartered in Boston, and a substantial fleet of warships at anchor in the harbor.

CHAPTER THIRTEEN

In Which the History of the Bosworth Lot Is Continued from 1710 to 1785 and Something of the Life of John Singleton Copley Is Related

William Clarke tore down the old Bosworth house on the corner of School Street and Common Street, now Tremont Street, before his death and erected in its place a brick house, which, with the land upon which it stood was valued at £900 in the inventory of his estate. The timber house, barn and land on Common Street bought of Robert Orchard in 1704 were valued at £300. He died intestate August 25, 1721.[1]

William Clarke's widow, Hannah Clarke, later married the Honorable Josiah Willard, secretary to the royal governor. She continued to live in the new brick house, which had been set off to her for her dower, until her death. William Clarke had three sons, William, Richard and Thomas, and two daughters, Mary and Elizabeth.

William Clarke, the eldest son, was a physician by profession. The Robert Orchard house was set off to him as part of his share of his father's estate in partition proceedings February 14, 1738. He never had children, and died in 1760 leaving a will by which he left the residue of his estate to his wife Sarah for life

[1] Suffolk Probate Records, File No. 4439.

nd the remainder at her death to his brother-in-law Mr. Benjamin Dolbear." Being the eldest son, his share n his father's estate was double that of the other children and the inventory of his estate shows among other tems "2/6 ths of the reversion of his late father's ouse, ye Hon. Secretary Willard lived in."[1]

Thomas Clarke, the third son, also died in 1760, inestate, leaving a widow, Jane, and two daughters, ane and Sarah.[2] At his death the brick house was ocupied by Joseph Dowse.

Richard Clarke, the second son, was a prominent nerchant in Boston and was the agent of the East ndia Company for the Colony. It is believed that he was living in the brick house at the corner of School Street when the cargoes of tea which were used for the famous Boston Tea Party arrived from England. He was one of the consignees of the tea, and a staunch oyalist. His warehouse and residence were attacked by the mob and he was forced to flee for his life. He left with the British when Boston was evacuated, was proscribed as an enemy of the new State and died in England in 1795.

Richard Clarke married Elizabeth Winslow May 3, 1732. Fourteen children, seven boys and seven girls, were born to them, and the ninth child, their daughter Susannah, married John Singleton Copley, (1737–1815) the first native-born Boston painter (unless John Green-

[1] Suffolk Probate Records, File No. 4439.
[2] Suffolk Probate Records, File No. 12268.

wood, said to have been born in Boston ten years befor
him, is to be counted).

John Singleton Copley was of Irish parentage. Hi
father came from County Limerick. His mother wa
Mary Singleton, "Squire Singleton's daughter", o
County Clare. At about the time of his birth in Boston
July third, 1737, his father, Richard Copley, died in th
West Indies.

John Singleton Copley was a born artist and wa
making creditable sketches when a little fellow. H
was not self-taught, as has been stated in some of th
biographies, but was trained by his stepfather Pelham
He began making portraits after Pelham's death i
1751, and when he himself was a lad of fourteen. I
1775, Washington, when visiting Boston sat to him
for a miniature. The next year he achieved local fame
with a portrait of General Brattle in the uniform of a
British officer. Thereafter he devoted himself ardently
to the study of his art, painting diligently; and it was
not long before he had become the fashionable painter
making portraits of the "quality." His portraits were
spoken of as having an air of high breeding. They were
especially marked by the richness of their coloring and
excessive care in the details of costume. He made of all
his subjects fine ladies and fine gentlemen. Three por-
traits by him are used as illustrations in this chronicle.

In 1769 when he married Susannah Clarke, he was
moving in the best society of the town and was the
"court painter", painting the portraits of the aristocracy.

n 1771 he wrote that he was making a comfortable ving from his art. At that time he was the owner of he greater part of the west side of Beacon Hill, then a lace of pastures, his holdings embracing all the land vhich lies between the present Charles, Beacon, Walnut nd Mt. Vernon streets, Louisburg Square, and Pinck- ey Street, which he called "The Farm."

In 1774 he went to England, intending to stay abroad ut temporarily. He, however, was never to return. His family joined him just before the outbreak of the Revolution. He spent the remainder of his life in Eng- and in a career of uninterrupted success. His estate on Beacon Hill was purchased by the syndicate which became the Mt. Vernon Proprietors and built up Beacon Hill. It is said that of his work in Boston, Copley left more than two hundred and fifty oil paintings, besides crayons and miniatures, all done in twenty years; and hat "almost every great name of the day is found in he list of his sitters."

Mary Clarke married Peter Oliver a merchant of Boston.

Elizabeth Clarke, the younger daughter, married irst, William Winslow and after his death, Francis Cabot of Salem, Massachusetts.

The several Clarke interests were all acquired by Elizabeth Bromfield the granddaughter of Richard Clarke by deeds executed in 1784 and 1785.[1] [2] [3] [4] [5] [6] [7]

[1] Suffolk Deeds, Book 50, Folio 60.
[2] Suffolk Deeds, Book 50, Folio 60.
[3] Suffolk Deeds, Book 115, Folio 55.
[4] Suffolk Deeds, Book 151, Folio 233.
[5] Suffolk Deeds, Book 122, Folio 14.
[6] Suffolk Deeds, Book 151, Folio 234.
[7] Suffolk Deeds, Book 151, Folio 236.

This old brick house facing School Street stood here for many years. The occupants received their supply of water from a well and pump which was upon the Robert Orchard lot, the conditions upon which the water must be used being set forth in a deed made in 1760.[1] In 1722 the tavern "called by the name of The Sign of the Horse Shoe with the barn, outhouse and fences thereto belonging"[2] known as the Horse Shoe Tavern in 1741,[3] stood in the rear of the Robert Orchard lot on Common, now Tremont Street, and there as late as 1800 at any rate was a livery stable "improved by Casty and Cragg."[4]

[1] Suffolk Deeds, Book 95, Folio 208.
[2] Suffolk Deeds, Book 38, Folio 91.
[3] Suffolk Deeds, Book 63, Folio 6.
[4] Suffolk Deeds, Book 195, Folio 89.

CHAPTER FOURTEEN

In Which the History of the Thomas Clarke Lot Is Continued and the Reader Is Introduced to One of the Early Mansion Houses of Boston

John Mico we have seen owned the lot next east of the Bosworth lot in 1704. He was a descendant of Gilbert Micault who came to Devon in England from Lisle in France in the days of Henry VII. "The name became Anglicized to Mico and members of the family drifted to London and of this branch was John Mico, who came to Boston in 1686."[1] "He was then a young man of twenty-one. In 1689 he married Mary, daughter of Thomas Brattle, who had died in 1683, leaving an estate of £7827–16–10, probably the largest in New England at that time."[2]

"Mico had considerable fish trade with the West Indies and was a factor for London merchants, especially in sending masts to England some of which measured 3 ft. in diameter."[2] He was granted a share in the salt monopoly in 1716 and on December 20, 1716, mortgaged his School Street house and land to Thomas Evans and Peter Cartwright for a loan of "£1400 currant money of New England."[3] Whether there was any connection between these two transactions is a

[1] Walter K. Watkins, *Boylston Hotel, School Street.*
[2] Walter K. Watkins, *Boylston Hotel, School Street.*
[3] Suffolk Deeds, Book 30, Folio 250.

matter of conjecture, but in any event the mortgage remained unpaid at his death in 1718 and was assigned to his former apprentice, Jacob Wendell, upon the payment of the principal sum due on November 25, 1718.[1] John Mico was buried in King's Chapel Burial Ground from his house on School Street on the sixteenth day of October, 1718. The heirs at law of John Mico who had died intestate and without children, later conveyed the fee of this estate to Jacob Wendell on March 31, 1736,[2] upon payment by him of a further sum of £300 sterling.

The inventory of John Mico's estate made on August 14, 1719[3] by his widow Mary Mico, who was the administratrix, is of the utmost interest to those of us who have any curiosity about the way in which our ancestors lived. The household goods are set forth item by item and room by room where they were found upon his death, so that we get a picture of the interior of a brick mansion and its furnishings owned by a leading merchant of Boston in 1719. I know of no other inventory like it.

The Province House built by Peter Sargent in 1679 which stood on the west side of Marlborough, now Washington, Street, nearly opposite the head of Fort, now Milk, Street, has been a favorite theme of antiquarians and novelists for many years. Nathaniel Hawthorne in his "Twice Told Tales" gives us four

[1] Suffolk Deeds, Book 33, Folio 149.
[2] Suffolk Deeds, Book 53, Folio 65.
[3] Suffolk Probate Records, File No. 4082.

delightful stories, the scenes of which were laid in the mansion where Peter Sargent died in 1714, just four years before the death of John Mico in the less well known mansion built by him on School Street no more than a stone's throw away.

Fiction finds no story laid within the walls of the John Mico mansion. None the less its history is well worth the telling. The lives of these old houses which sprung into being within a few years each of the other ran much the same course. Each as it neared its end was converted into a tavern. Each gave way before the irresistible march of time which spares few of the monuments of antiquity, the Mico mansion in 1854, when Harvey D. Parker began to build the original Parker House upon its site, and the Province House in 1864, when fire left only its walls intact.

This fine old house built by John Mico shortly after 1704 was about sixty feet in width and two and a half or three stories in height. There were four bedrooms on the third floor called upper chambers, a hall chamber so called, which from its contents must have been the master's room and two other bedrooms or chambers and a sitting room on the second floor, "a little room", large enough however to hold nine leather chairs, a square table and a parcel of books valued at £12 and presumably the library, a hall, so called, well furnished and no doubt used as we use the living room of the house of today, a dining room, kitchen and pantry on the first floor and a cellar underneath. In the rear of the

house was the wash house and the stable. It is n
definitely known just what purpose the wash hou
was intended to serve unless as its name indicates,
was where the clothes of the household were to
washed.

It would appear from a pencil drawing by Samu
M. Barton, in the possession of the Bostonian Societ
that the house on School Street had double chimney
on either end which made it possible for every room t
have its fireplace. "In October, 1707, permit was give
— John Mico — to erect a timber building for
kitchen 19 x 18 and 15 ft. stud with a flat roof, 15 f
distant from the southerly side of his new house latel
erected."[1] This is evidently the building called th
wash house in the inventory of John Mico, which wa
used at that time for storage.

The furnishings of the bed rooms on the third floo
consisted of the bed and bedstead with its bolster, pil
low, sheets, "blanketts", quilt, and head cloth. The
curtains in one room were "Searge"— in another "Lin-
sey Woolsey" and in another "blew" probably in-
tended to indicate their shade. The other furniture was
a clothes press, table, chairs and screen, and in one
room a pine case of drawers with a "matt" for the
floor, and in another room two "ruggs."

The hall chamber on the second floor had a silk bed
valued at £30, a couch, squob (squab, a large cushion)
and pillows, two elbow chairs with cushions, seven mo-

[1] Walter K. Watkins, *Boylston Hotel, School Street.*

nair chairs, a dressing table, box, two stands and a chest

The cellar had "3 stone juggs and 2 gross bottles" the contents of which are not disclosed, and 2 powdering tubes, no doubt for the wigs then in use.

The wash house contained a variety of articles of household use such as a "jack and spitt, 3 bell mettle skillets, 1 wooden 'morter', 1 iron 'morter' broak (broken), 4 iron potts, 2 old frying pans, 4 iron boxes and heaters, 1 iron dripping pan, 7 little brass 'morters', 1 bird cage and 1 spade."

John Mico's wearing apparel, his "bagganet" or bayonet, three guns and sword, his Negro Man, "Frenscisco" and Negro Woman "Sisley Degoe" were set down together in one paragraph of the inventory and together were appraised at £92, 15 shillings. Slaves were personal property and evidently were regarded of no more importance than any other personal effect of the deceased if the connection in which their names appear in the inventories of the period is any criterion.

The total value of the real and personal estate which John Mico left exceeded his debts by about £3000.

It needs but little exercise of imagination to picture the sumptuous entertainments which were given by John Mico and his wife in this new mansion of his on School Street with its gardens and orchard in the rear extending back to the Bromfield Street of today.

CHAPTER FIFTEEN

In Which the History of the Mico Mansion on Thomas Clarke Lot Is Continued and We Re of Colonel Jacob Wendell and "Nick" a "Tom" Boylston.

THE HEIRS at law of John Mico resided in England a it is not surprising that at his death his apprentice a young friend Jacob Wendell succeeded to his busine and took over the house in which his benefactor h lived.

Jacob Wendell came from a Dutch family which h settled in Albany, New York. He was a soldier as w as merchant and was lieutenant-colonel of the Bosto regiment in the French and Indian Wars, later in 174 becoming its colonel. He was also commander of th Ancient and Honorable Artillery Company and w made chairman of the committee appointed in 174 to settle some of the accounts of the expenses of th Province of the expedition to Louisburg, was a mem ber of the Governor's Council and a director in the firs banking institution in the Province.

If the members of the Ancient and Honorable Artil lery Company of 1745 were as valiant trenchermen a their successors of modern times we can well believ they found ample opportunity to test their powers i this respect within the walls of the mansion house or

PORTRAIT OF NICHOLAS BOYLSTON (1716–1771) BY COPLEY
The Property of Harvard University

School Street occupied by their redoubtable commander, Colonel Jacob Wendell, and it well may be that at his festive board was planted the seed which was to bloom so richly in his great grandson the famous "Autocrat of the Breakfast Table."

Jacob Wendell married Sarah, the daughter of Dr. James Oliver of Cambridge. Their children were Jacob Wendell who married Elizabeth Hunt, John Mico Wendell who married Katherine, daughter of William Brattle, Oliver Wendell who married Mary, daughter of Edward Jackson, Elizabeth who married Richard Wibird, Sarah who married John Hunt, Katherine who married William Cooper, Mercy, who married Nathaniel Oliver, Margaret who married William Phillips, Anna Wendell and Susannah Wendell.

Judge Oliver Wendell the son of Jacob Wendell had a daughter Sarah who married the Reverend Abiel Holmes and they became the parents of Dr. Oliver Wendell Holmes the noted professor of the Harvard Medical School and still more famous poet and author.

William Phillips and Margaret Phillips the daughter of Jacob Wendell had a son, John Phillips, who was for many years town advocate and public prosecutor and later became the first mayor of the city of Boston. Wendell Phillips, the noted orator, was his famous son.

Jacob Wendell died in 1761.[1] His wife Sarah died in 1762.[2] September 17, 1764, the executors of the will of

[1] Suffolk Probate Records, File No. 12785.
[2] Suffolk Probate Records, File No. 13024.

Jacob Wendell conveyed the School Street mansion and land to Nicholas Boylston a merchant of Boston.

Nicholas Boylston was a son of Thomas Boylston who was a son of Dr. Thomas Boylston the earliest physician or chirurgeon, as he was called, of the town of Muddy River, now Brookline.

Dr. Thomas Boylston was born in Watertown and married Mary Gardner, the daughter of Thomas Gardner of Muddy River. They had twelve children. The fourth was a son named Peter Boylston one of whose daughters, Susannah, married Deacon John Adams of Braintree. It was their son, John Adams, who was later to become the second president of the United States.

Thomas Boylston, a brother of Peter Boylston and the twelfth child of Dr. Thomas Boylston, married Sarah Morecock May 4, 1715. They had eight children the eldest of whom was our Nicholas Boylston, born March 13, 1716; a daughter, Sarah, who married Edward Robinson; another daughter, Anna, of whom we have no further information; a son, Thomas Boylston, born October 7, 1721, to whom we shall refer later in this chapter; a daughter, Mary, born February 19, 1722, who married Benjamin Hallowell June 13, 1746; a son, Nathaniel, born March 21, 1724, of whom we have no further information; a daughter, Lucy, who married Timothy Rogers of Gloucester; and a daughter, Rebecca, born December 7, 1727, who married Moses Gill of Princeton, Massachusetts, August 13, 1773.

[1] Suffolk Deeds Book 102, Folio 107.

PORTRAIT OF THOMAS BOYLSTON (1721–1798) BY COPLEY
The Property of Harvard University

Benjamin Hallowell and Mary (Boylston) Hallowell had fourteen children and when no one of all the male descendants of Dr. Thomas Boylston survived to perpetuate the name of Boylston one of these fourteen children, Ward Hallowell, changed his name to Ward Nicholas Boylston.

Nicholas Boylston was a bachelor, worshiped at the Brattle Street Meetinghouse and was a man of great wealth who entertained royally in this mansion house on School Street. John Adams, his cousin, later the second president of the United States, who drafted the Constitution of Massachusetts, states in his diary that he dined at Mr. Nick Boylston's in 1766, "an elegant dinner indeed! Went over the house to view the furniture which alone cost a thousand pounds sterling. A seat it is for a nobleman, a prince. The Turkey carpets, the painted hangings, the marble tables, the rich beds with crimson damask curtains and counterpanes, the beautiful chimney clock, the spacious garden are the most magnificent of anything I have ever seen." [1] I wonder what adjectives our great president would think fit to use were it his privilege to see the new Parker House which stands on the site of the house about which he enthused so much in 1766.

Nicholas Boylston died in 1771 leaving a will [2] by which he devised to his brother Thomas Boylston "my mansion house in School Street with all the outhouses,

[1] Walter K. Watkins, *Boylston Hotel, School Street.*
[2] Suffolk Probate Records, File No. 14978.

garden and lands belonging to it." No inventory o his estate was filed but the bequests in his will are com patible only with a large fortune. He gave one half o the household goods and furniture in his house to hi brother Thomas and the other half to his sister Rebecc Gill to whom he also gave "my Negroman Jack, m Negrowoman Flora, my Chaise horse and two chaises and all my Wines and other Licquors and stores which may be in my house at the time of my decease."

He gave to the "President and Fellows of Harvard Colledge in Cambridge £1500 lawful Money — the income to be applied towards the support and maintenance of some well qualified person who shall be elected by the President and Fellows of said Colledge for the time being and approved by the Overseers of said Colledge to be the professor of Rhetoric and Oratory who shall receive the whole benefit or income of this Donation if he discharge the duties of this Profession and Office etc." This fund is still in existence. A copy of the portrait of Nicholas Boylston painted by John Singleton Copley is hanging in the dining hall of the Harvard Club of Boston.

John Adams speaks of "Tom Boylston as a fire-brand, a perfect viper, a fiend, a Jew, a devil, but Orthodox in Politics." [1] "Thomas Boylston though wealthy, had the reputation of being stingy. In 1777 he was the owner of a hogshead of coffee which he refused to sell under 6 shillings a pound. Some hundred women as-

[1] Walter K. Watkins, *Boylston Hotel, School Street.*

sembled with carts, and forcibly held him up and took away the coffee." [1]

When the British evacuated Boston, it is estimated that some two thousand of the loyalists left Massachusetts about three hundred and ten of whom were banished by the State. Thomas Boylston, Benjamin Hallowell and Ward Nicholas Boylston were among those who left.

John Adams appears to have been in error as to the political views of Tom Boylston who died in London in 1798, ruined in fortune and broken in heart. Before leaving Boston, however, he conveyed the School Street property to his brother-in-law Moses Gill on June 8, 1778.[2] Ward Nicholas Boylston returned to Boston in 1800 after the Revolution.

We have here a picture of the situation which must have occurred time and again in these days of the Revolution, patriot and loyalist linked together by ties of blood and marriage, but torn apart by their political convictions. Moses Gill was an ardent patriot, and later became lieutenant-governor of the Commonwealth of Massachusetts.

[1] Walter K. Watkins, *Boylston Hotel, School Street.*
[2] Suffolk Deeds, Book 129, Folio 229.

THE THIRD SCHOOL HOUSE, AT THE CORNER OF COOKS COURT NOW CHAPMAN PLACE, AND SCHOOL STREET, SHOWING THE EASTERLY END OF THE OLD MICO MANSION

Picture taken from Latin School Catalog

CHAPTER SIXTEEN

In Which the History of the Richard Cooke Lot Is Continued from 1715 to 1748

THE STORY of the Cooke lot next east of the Mico lot is quite different from the two which we have been considering. The title to this lot had descended at the death of Dr. Elisha Cooke to his son Elisha Cooke and his daughter Elizabeth Cooke. Partition proceedings were held and "four dwelling houses or tenements, yards, garden land and orchard ground" were set off to Elisha Cooke the son, April 19, 1716.[1] Cook's Court, now part of Chapman Place had been laid out at this time and from now on we are not concerned with any of the original parcel which lies east of Cook's Court, upon which the Waterman Building now stands.

Elisha Cooke, the younger, attended the Public Latin School and was a graduate of Harvard College in the class of 1697. He married Jane, one of three daughters of Richard Middlecott. This Elisha also took an active part in the town's affairs. William Burnet, the fifth royal governor, commissioned by King George II, who came to Boston in 1726, was entertained by him while the Province House was being repaired. He was a judge of the Court of Common Pleas of Suffolk County. He mortgaged the premises

[1] Suffolk Probate Records, File No. 3700.

February 13, 1716 [1] for "£500 in good and lawful bills of credit on the Province." His executor paid off this mortgage after his death on January 12, 1742, by paying "the sum of £212 17 shillings 6 pence bills of the old tenor, which with the sum of £500 in like bills he paid before is in full discharge of this mortgage." [2]

Elisha Cooke died in 1737 and by his will he devised the School Street end of this parcel with the double wooden house upon it to his daughter Mary, who married Judge Richard Saltonstall of Haverhill [2] and the residue of his estate, which included a parcel of land south of the Phillips property at the end of Cook's Court, he devised to his wife for life and on her death, one half thereof to his son Middlecott Cooke, one fourth thereof to his daughter Sarah and one fourth thereof to his daughter Mary. Elisha Cooke's real estate was altogether valued at £31,172.

Elisha Cooke gave the middle portion of this parcel with the house upon it and having an easterly frontage on Cook's Court of one hundred and thirty nine feet to his daughter Sarah Phillips and her husband John Phillips, June 21, 1736.[3]

Partition proceedings were held and the parcel of land south of the Phillips parcel was set off to Mary Saltonstall April 22, 1747. A year later, April 27, 1748, Mary Saltonstall conveyed the front and rear parcels for "£ 2300 in bills of credit of the old tenor" to Charles

[1] Suffolk Deeds, Book 31, Folio 90.
[2] Suffolk Probate Records, File No. 7042.
[3] Suffolk Deeds, Book 53, Folio 49.

Apthorp, Esquire, George Cradock, Esquire, Eliakim Hutchinson, Esquire, John Gibbons, Physician, Silvester Gardiner, Physician, and Thomas Hawding, Merchant,[1] who, April 29, 1748 conveyed the School Street parcel to Thomas Hancock and others, Selectmen of the Town of Boston,[2] "saving and reserving the liberty and privilege of going upon said land in order to erect a School House on said land agreeable to said Town Vote." The lot at the end of Cook's Court they conveyed to Henry Caner, September 24, 1754.[3] Ebenezer Swan was living in the house on the Phillips land at this time.

These deeds were made to carry out the agreement which Thomas Hancock, Middlecott Cooke, General John Steel, William Salter and John Tyng, Gentlemen, Samuel Grant, Innholder, and Thomas Hill, Distiller (of Water Engine fame) the Selectmen of the Town had entered in to on March 10, 1748,[4] with Henry Canner (Caner) the Clergyman, James Gordon, Shopkeeper and John Bon, merchant, the wardens, and John Gibbons, Apothecary (not physician), said Apthorp, Sir Henry Frankland, Baronet, said Hutchinson, James Smith, merchant, said Cradock, Jonathan Pue and Job Lewis, Esquires, James Forbes, merchant, said Gardiner and Charles Paxton, Esquire, the Vestry of King's "Chappel" in consequence of a vote of a Town

[1] Suffolk Deeds, Book 75, Folio 30.
[2] Suffolk Deeds, Book 75, Folio 31.
[3] Suffolk Deeds, Book 85, Folio 257.
[4] Suffolk Deeds, Book 76, Folio 82.

Meeting held Monday, April 18, 1748, by which the Town agreed to give to the Wardens and Vestry of King's Chapel land upon and over which they could build part of their new chapel if they in return would buy land across the street from the old School and build upon it a new schoolhouse for the town. This was done and the New Brick schoolhouse was built and accepted by the town at a Town Meeting March 6, 1748.

CHAPTER SEVENTEEN

In Which the History of the Oldest School in the Country Is Begun with the Year 1635

THE SCHOOLHOUSE built here in 1748 at the corner of Cook's Court and School Street was the third building to be occupied by the now oldest school in the United States, The Public Latin School. It is not only the oldest school but the oldest educational institution, with continuous existence, in the country. It antedates Harvard University by one year. It was founded by an agreement among the first citizens of Boston, led by Governor John Winthrop in 1635. It was never a school for elementary instruction but provided for the higher branches of learning from the first.

This one free school answered the needs of the people of the little settlement for the first forty years of the existence of the town. It was always a democratic institution. Its scholars represented nearly every class of society. Its graduates, however, even to the present day, have been among the leaders in all walks of life in the Commonwealth. I make this statement advisedly because I well remember the occasion of a dinner given by the Boston Latin School Association in honor of the eightieth anniversary of the birth of the Reverend Edward Everett Hale. It became my duty to select the speakers. I consulted the chairman of the dinner committee and asked him how I should proceed. He replied,

THE SECOND SCHOOL HOUSE, OPPOSITE THE PARKER HOUSE LOT ON SCHOOL STREET

Picture taken from Latin School Catalog

Pick out four or five of the most prominent men whom ou think can make good speeches, and you will find nat they will all be graduates of the Boston Latin chool." He was not mistaken. From Charles William liot, then president of Harvard University, to the hen Mayor of Boston who respectively began and nded the list of speakers which I had chosen, all were raduates of the School.

The first master of the School was Philemon Pormort, vho left Boston in 1638 with those who founded the own of Exeter, New Hampshire. Daniel Maude was hosen to succeed him. He was a Non-Conformist 'uritan Minister who arrived from England, August 7, 1635, a graduate of Emmanuel College and about ifty years of age. He continued in charge of the school until he was called to the pastorate of a church in Dover, New Hampshire, in 1641. His successor was a Mr. Woodbridge of whom little is known.

Robert Woodmansey became "Scholemaster" about 1650 and taught the School until his death in 1666 or 1667. His widow continued to live in the house adjoining the School until she was notified of a vote of the town in 1669 "that the towne occasions need the use of the schoole house and to desire her to provide otherwise for herselfe." At a later meeting of the town, "Upon the request of Mrs. Margaret Woodmansey Widdowe to provide her a house to live in, if she removeth from the schoole house, it was granted to allowe her £8 p. an for that end dureinge her widdowhood."

Benjamin Tompson a graduate of Harvard in 1662 was appointed the next schoolmaster in 1667. He was not over successful and in 1670 Ezekiel Cheever superseded him.

Ezekiel Cheever was one of the most noted schoolmasters of all time. He was born in London, January 25, 1614, was educated at Emmanuel College, and came to Boston in 1637. He went to New Haven the following year and while teaching there wrote "The Accidence," an elementary work in Latin which passed through eighteen editions before the Revolution. Although fifty-six years old when he took charge he continued to teach until his death thirty-eight years later on August 21, 1708, at the great age of ninety-four. There were as many as a hundred pupils in the school at a time toward the end of his term.

Dr. Elisha Cooke was a pupil of Robert Woodmansey. His son Elisha Cooke was taught by Cheever, as were Josiah Willard, for a time Librarian of Harvard College before becoming Secretary of the Colony, John Leverett, later President of Harvard College, and the Reverend Cotton Mather his classmate, and Jonathan Belcher, Governor of Massachusetts, New Hampshire and New Jersey.

The next master of the School was Mr. Nathaniel Williams who had been assistant to Ezekiel Cheever. He was the first graduate of the School to become its master. He gave up the School on account of his infirmities in 1734.

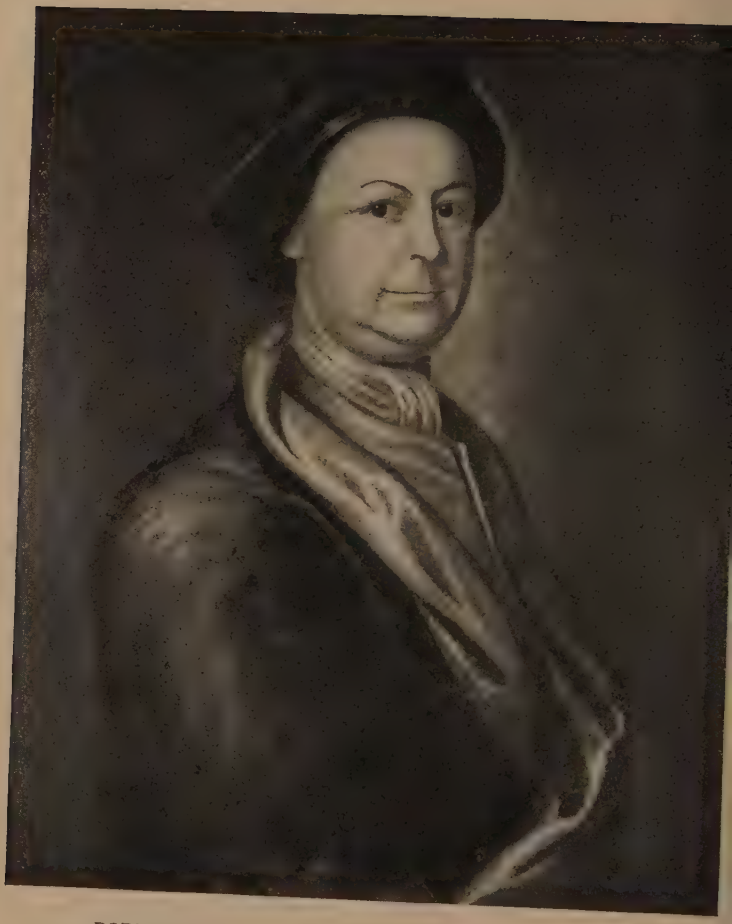
Middlecott Cooke was one of the earlier scholars to e taught by Mr. Williams. Benjamin Franklin and ie Reverend Mather Byles entered the School together 1 1714. Governor Thomas Hutchinson was a pupil in 716. John Lovell, later to become assistant to Mr. Williams and on his retirement its head master, entered ie School in 1717 and the next year found Richard larke crossing the street to the old schoolhouse to be repared for the "Colledge" from which he was graduated in 1729. Young Jacob Wendell followed four ears later and in his class in the School and later, at larvard where they were graduated in 1733, was Nathaniel Oliver who was to marry young Jacob's ister, Mercy.

Nicholas Boylston, who was to own the Wendell ouse on the death of the elder Jacob Wendell in 1761, ntered the School in 1723. John Hunt who married Sarah Wendell was a pupil in 1724 and was graduated rom Harvard in 1734. And five years after, in 1729, Samuel Adams, who was graduated from Harvard College in 1740, the noted patriot, delegate to the Continental Congress, Lieutenant-Governor and Governor of the Commonwealth, received his first instruction rom Mr. Williams.

The first schoolhouse which adjoined the first burying ground was undoubtedly as simple and plain a building as the first meetinghouse, the master probably living n a portion of it and keeping the school in the remainder.

The second schoolhouse was built in 1704, on the site

of the first. The Selectmen made a contract on Jul
24, 1704, with Mr. John Barnard for the erection of
schoolhouse, "forty foot long, twenty-five foot wid
and eleven foot stud." The master did not live in th
building.



PORTRAIT OF MASTER JOHN LOVELL THE TORY,
by his pupil Nathaniel Smibert, "drawn," says Judge
Cranch, "while the terrific impressions of the
pedagogue were yet vibrating
on his nerves"
The Property of Harvard University

CHAPTER EIGHTEEN

In Which the History of the Old School is Continued from 1734 and We Read of Master John Lovell the Tory and His Son James Lovell the Patriot

John Lovell took charge of the School in 1734. He was the eldest son of John and Priscilla (Gardiner) Lovell, born at Boston, June 16, 1710, and a graduate of Harvard in the class of 1728. He was stern and rough and his pupils were much afraid of him. It was during his charge of the School that the new building was erected at the corner of Cook's Court, now Chapman Place, and School Street where the northeastern corner of the new Parker House now stands. This schoolhouse was a one-story brick building with an attic above, a cupola with a bell in front, and but one schoolroom. Master Lovell sat directly opposite the entrance; his son, James Lovell who had been a pupil of his father in the old building across the street, and had graduated from Harvard in the Class of 1756, was the usher or assistant, and had his desk at the left hand corner of the entrance. School began at seven o'clock in the morning, in summer, closed at eleven, and began at one o'clock in the afternoon. The only examination for admission was reading in the Bible.

This third schoolhouse had a thirty-four foot front toward School Street, was thirty-six feet on the passage-

way and had a twelve foot stud. "The catalogue of the Boston Latin School, with an Historical Sketch" prepared by Henry F. Jenks, published in 1886, from which most of my information with regard to the School has been taken sets forth letters from a number of pupils who attended school in this building, but no two of them seem to agree as to just what the appearance of this old building was. About 1812 there seems to have been a fire and the old building with the exception of its western wall was removed, and a new structure of three stories, with a granite front was substituted for it. This was the fourth schoolhouse of the Public Latin School. About 1844 this building was taken down and Horticultural Hall erected on its site at the corner of School Street and Chapman Place.

The town provided Mr. Lovell with a dwelling house situated on School Street, nearly in front of the present City Hall, to which was attached a large garden extending back towards Court Street, about as far as the spot where the jail used to stand. This garden was cultivated for Mr. Lovell, free of all expense, by the assistance of the best boys of the School, who were permitted to work in it as a reward of merit. "The same good boys were also indulged with the privilege of sawing his wood and bottling his cider, and of laughing as much as they pleased while performing these delightful offices."

John Lovell had a high reputation for learning. He was a rigid loyalist, and when Boston was evacuated,

etired to Halifax, where he remained until his death n 1778.

His son James was an equally ardent patriot. He was born in Boston, October 31, 1737, and was imprisoned n Boston Gaol by General Howe after the battle of Bunker Hill, as a spy, and was carried as a prisoner to Halifax with the British troops and confined in that ity until he was exchanged and returned to Boston, November 30, 1776. He was elected to the Continental Congress, became receiver of Continental taxes in 1784, collector of the Port of Boston, 1788–1789, naval officer at Boston 1790–1814 and died at Windham, Maine, July 14, 1815.

"The London Political Register" for 1780 says; "In the pockets of Warren, the Rebel Commander killed at Bunker Hill, were found letters from James Lovell, a rebel spy, stating the number and disposition of the troops in Boston, with a variety of other information. The spy, instead of being sentenced to the gallows and executed, was only taken up and detained in custody, and when our army was at New York, he was discharged at the request of some of the Rebel Chiefs." No one has ever made the suggestion, but I make it for what it may be worth, that it well may have been the pleadings of the stern old loyalist, John Lovell, many of whose former pupils were serving in places of high command with the British, which saved his son from the death ordinarily dealt to spies.

Governor James Bowdoin, Matthew Bridge, first

chaplain of the Continental Army, Robert Treat Paine delegate to the American Congress and outstanding patriot, Harvard 1749, John Hancock, Harvard 1754 President of the Continental Congress and first governo of Massachusetts, Nathaniel Gorham, President of the American Congress, William Palfrey, paymaster general of the Continental Army, William Hooper, member of the Continental Congress, Jonathan Jackson, Treasurer of Harvard College, Francis Dana, Minister to Russia, Josiah Quincy, Patriot, and Brigadier-General Henry Knox, Secretary of War, were some of the earlier pupils of John Lovell, Loyalist, and James Lovell, Whig, who no doubt "were indulged with the privilege of sawing the master's wood and bottling his cider" and some of whom learned their lessons of patriotism in the brick schoolhouse which stood where the Parker House now is.

William Phillips, the son-in-law of Elisha Cooke, attended school here, as later, in 1758, did Ward Nicholas Boylston, he who was christened Ward Hallowell. Joseph Dowse the son of that Joseph Dowse who lived in the brick house at the corner of School and Common streets when Thomas Clarke died in 1760 was a pupil of Lovell and, graduated from Harvard in 1766, became a surgeon in the British Navy. Sir William Pepperell had his first lessons here. Some of the boys who studied here just prior to the Revolution were the James Bowdoin who was later Minister to Spain, William Eustis, Minister to Holland and Secretary of

War of the United States; Samuel Sewall, Chief Justice of the Supreme Court of the Commonwealth and Christopher Gore, both of the Harvard Class of 1776; Charles Bulfinch, the architect who designed the State House on Beacon Hill, built on John Hancock's pasture, and many other outstanding buildings of Boston and last, but by no means least, Harrison Gray Otis, Harvard 1783, judge, Mayor of the City, representative to Congress and United States Senator, whose mansion, just over the hill on Cambridge Street, is now the headquarters of the Society for the Preservation of New England Antiquities.

CHAPTER NINETEEN

The Start for Lexington, April 19, 1775, as Told by a Latin School Boy and the Siege of Boston

April 18, 1775, after dark, eight hundred British troops consisting of the grenadiers and light infantry of General Gage's Army, were marched to the bay at the foot of the Common, a spot so far away from the inhabited portion of the town that the British General no doubt thought that this concentration of troops would escape the notice of the inhabitants.

Harrison Gray Otis in 1844 wrote of the events of the next morning, which occurred when he was a boy of nine. "On the 19th April, 1775, I went to school for the last time. In the morning about seven, Percy's brigade was drawn up, extending from Scollay's Buildings, through Tremont Street, and nearly to the bottom of the Mall, preparing to take up their march for Lexington. A corporal came up to me as I was going to school, and turned me off to pass down Court Street; which I did, and came up to School Street to the school-house. It may well be imagined that great agitation prevailed, the British line being drawn up a few yards only from the school-house door. As I entered the School, I heard the announcement of 'deponite libros,' and ran home for fear of the Regulars. Here ended my connection with Mr. Lovell's administration of the

BATTLE OF LEXINGTON

From an old print lent by Mr. George C. Dempsey

School. Soon afterward I left town, and did not return until after the evacuation by the British in March, 1776."

"As soon as the marines were ready, Percy marched at nine o'clock. He moved south, through what is now Washington Street, to Roxbury, up the hill by the Roxbury meetinghouse, to the right, where the Parting-Stone was then and is now; and so to the Brighton Bridge, where he was to cross Charles River to Cambridge. The distance from the head of School Street to that bridge by that road is about eight miles. School boys will be interested to know that, as Percy's column approached Roxbury, Williams, the master of the grammar school, dismissed his school also, probably an hour later than Lovell dismissed his. He turned the key in the lock, joined his company, and served for the seven following years in the army."

The School was not opened again until the fall of 1776. Samuel Hunt a former pupil and a member of the Class of 1765 at Harvard became the next head master. He resigned in 1805 and was succeeded by William Bigelow who was replaced in 1814 by Benjamin Apthorp Gould who, in 1828, was succeeded by Frederic Percival Leverett. He resigned in 1831 and Charles Knapp Dillaway was the next master for some five years. In 1836 Epes Sargent Dixwell became master and remained in that capacity until 1851. In 1844, while he was master, the schoolhouse in Bedford Street was first occupied.

The siege of Boston began April 19, 1775, and continued until Sunday morning, March 17, 1776. The American Army was located at Roxbury, Brighton and Charlestown. Those citizens of Boston who did not believe in the English cause began to move into the country with such of their belongings as they could carry. Many families left Boston in this emigration which have never returned. On the other hand some royalist families moved into the city from the country. Gage and Howe carefully fortified the town. A census taken in July showed a civilian population of six thousand five hundred and seventy-three and an army of thirteen thousand five hundred officers and men. There was much suffering among the poorer inhabitants as the winter months came on. The summer had not been hard because, you will remember, Boston was a town of gardens and orchards which produced a large part of the fruit and vegetables used by its citizens. Civil government stopped in the town. The schools were closed.

The officers of the garrison, the crown officers with their households, the Tories rich and well bred, among whom were Richard Clarke and Tom Boylston, found time for social activities, part of which no doubt took place in these two houses we have been describing on School Street. The British officers in their gay uniforms paraded along the Mall with the Tory ladies. "A new regiment arrived from England in December, and the 'News Letter' chirped at mention of the excellent

band it brought, with promise of a concert for the diversion of the Town. When the new year set in, a series of subscription balls was announced, to be held at Concert Hall once a fortnight. The last ball at the Province House was the Queen's ball, given, oddly enough, on the twenty-second day of February."

The Abbé Robin, a French traveller, describes the Boston ladies of this period as they appeared at church on Sunday. "There they come dressed off in the finest silks, and overshadowed with a profusion of the most superb plumes. The hair of the head is raised and supported upon cushions to an extravagant height, somewhat resembling the manner in which the French ladies wore their hair some years ago. Instead of powdering, they often wash the head, which answers the purpose well enough, as their hair is commonly of an agreeable light color; but the more fashionable among them begin now to adopt the present European method of setting off the head to the best advantage. They are of a large size, well proportioned, their features generally regular, and their complexion fair, without ruddiness. They have less cheerfulness and ease of behavior than the ladies of France, but more of greatness and dignity."

The property of those who had left the town was not regarded with the same consideration as the dwellings of the Tories. The soldiers got out of hand on many occasions and plundered and destroyed the deserted houses and often illtreated the families of Patriots who had left the town to join the Revolutionary army.

March 17, 1776, General Howe, with his whole army sailed in seventy-eight vessels accompanied by the refugees, nine hundred and twenty-four of whom registered their names at Halifax on their arrival. There were about two hundred others of whom no record was made.

The siege of Boston did tremendous harm to the town from which it was slow to recover. The population in 1783 was under eighteen thousand and did not increase for several years. In 1789 there were by actual count only twenty-six hundred and thirty-nine dwelling houses, stores and public buildings, exclusive of distilleries, sugar houses, ropewalks, mechanic's shops and stables.

PART III

Boston after the Revolution, and the Old Parker House

THE SECOND SCHOOLHOUSE BUILT ON THE PARKER HOUSE LOT

CHAPTER TWENTY

The Town of Boston After the Revolution, Including Some Statistics of the Town in 1800–1801

"Between the Treaty of Peace at Paris, which acknowledged American Independence, and the change of local government in Boston from the form of a town to that of a city, forty years elapsed. The heroic period in the history of the town in its corporate capacity closed when Washington marched in at the head of his army, and Lord Howe sailed out of Boston Harbor. In the years preceding that event Boston had been the most important name in the long list of English possessions. It had figured in the newspapers, in the conferences of cabinets and the debates of Parliament, with unrivalled frequency. It had lighted the flame of resistance, endured the first stroke of angry rulers, and had witnessed the first disaster to the British arms. During the Revolution, Boston — untouched after the first shock of war had passed away — had her share of glory and suffering; but she ceased to be the central point of resistance or to attract further the attention of England and Europe."[1]

"The peace of 1782, found Boston shorn of many of the attributes which had made her the first among the

[1] Henry Cabot Lodge, *The Last Forty Years of Town Government.*

towns of the English colonies in America. The population, which before the war had numbered nearly twenty thousand, sank at the time of the siege to six thousand, comprising only those absolutely unable to get away; and when peace came it had risen to but little over twelve thousand. Military occupation, pestilence, and the flight of the Tory party had done their work, and had more than decimated the people. Ten years elapsed before the population reached the point at which it stood prior to the Revolution; and in that decade both town and State had much to endure in settling the legacies always bequeathed to a community by civil strife." [1]

Boston was incorporated as a city in 1822. Up to that time, it had been governed as a town. The system of town government was peculiar to New England. The powers exercised by the town went far beyond those of the city of today. All the questions which affected the community at first were discussed at meetings of the Freemen of the town at what later came to be known as the Town Meeting. They decided upon what conditions strangers should be allowed to reside in the town, whether or not new comers should be admitted to rights of citizenship, they allotted the land of the citizens, fixed the prices of commodities and the rates of wages for labor, they determined the conditions upon which suits at law should be prosecuted and even went to the extent of deciding upon the momentous

[1] Henry Cabot Lodge, *The Last Forty Years of Town Government.*

questions of peace or war and the decision was made by the number of voices that shouted for the affirmative or the negative.

In 1800 the area of Boston was 783 acres, the town was about two miles long, ending with a narrow neck which had been known to be washed with tide water at times, and averaged in width a little over one mile. The only increase in area over the Boston of 1630 was due to the filling in of some of the original coves.

In 1900 the area of Boston was 23,890 acres, or thirty-seven square miles, with a length north and south, of eleven miles, and a width, east and west, of about nine miles. The neck, the narrowest part of the Boston of 1630 and of the Boston of 1800, was the widest portion in 1900.

The population of Boston in 1800 was 25,000, in 1900 over 500,000. There were 2,376 dwelling houses in 1800, as against 70,000 in 1900.

In 1800 the Town had ninety-seven streets, thirty-six lanes, twenty-six alleyways, eighteen courts, nine Congregational Churches, three Episcopal, two Baptist, and one each Friends, Methodist, Sandemanian, and Universalist Churches.

There were no public libraries and there were only seven schools with 900 pupils, and these schools were designated the Latin grammar with 160 pupils on the corner of School Street and Chapman Place, the North reading, North writing, South reading, South writing, Centre reading and Centre writing schools. The Select-

men, with twelve other persons, entirely elected in town meeting by ballot, were authorized to superintend the schools, appoint masters and ushers, and fix their salaries and to visit the schools. Primary schools, so called, for the education of children between four and seven years of age were established first in 1818.

In 1900 there were 750 regular schools with 1800 teachers and 81,000 pupils.

The town clerk and town treasurer each were paid $666 annually in quarterly payments, in 1800, and the assessors each $430 a year which was increased in 1801 by an additional sum of $100 because of the "rise in provisions."

Mr. Charles Bulfinch, the chairman of the board of selectmen in 1801, was also superintendent of police, or of watches, as the force was then called; there were twelve constables, twenty-four fire wards, twelve overseers of the poor, twelve members of the board of health, one from each ward, twelve surveyors of boards and shingles, twenty-five auctioneers who were appointed by the selectmen, four collectors of taxes, four fence viewers, four cullers of hoops and staves, two surveyors of hemp and wheat, two cullers of dry fish, two assay masters, auditors of accounts and hog reeves, a county treasurer, a county register, one inspector of lime, a packer of pork and pickled fish, a pound keeper, three sealers of weights and measures, and one measurer of boats and lighters.

The town had an advocate for the new municipal

court and he, "with a proper regard to decency and economy" was paid at first $200 a year. His salary was increased, in 1801, to $300 "on account of his excellent services." The judge of the court was voted $500 a year for the same reason. The town meeting of 1801 apparently was controlled by spendthrifts.

The town treasurer handled a little less than $100,000.00 in 1800. In 1900 the city treasurer paid out $30,000,000.00 of which $11,000,000.00 was for pay roll drafts alone.

CHAPTER TWENTY-ONE

Extracts from the Records of Some Town Meetings in 1801

Meeting of March 9, 1801

"At a meeting of the Freeholders and other Inhabitants of the Town of Boston duly qualified and legally warned in public town meeting assembled at Faneuil hall on Monday, the ninth day of March, 1801, Anno Domini, nine o'clock A. M.

Prayer was made by Revd. Thomas Baldwin.

Warrant for calling a meeting — Read.

Sundry laws to be read at this meeting were accordingly read.

Hon'ble Thomas Davis, Esq., was chosen Moderator by a hand vote.

The inhabitants were directed to withdraw and bring in their votes for a Town Clerk and the same having been brought in and counted it appeared that William Cooper was chosen Town Clerk for the year ensuing, and the Oath of Office administered by Mr. Justice Sherburne.

The inhabitants were directed to withdraw and bring in their votes for Nine Selectmen, the same being brought in and assorted it appeared that only eight were chosen, viz:

Charles Bulfinch, Esq.	Capt. Joseph Howard
Russell Sturgis, Esq.	Mr. Ebenezer Oliver
Mr. John Tileston	William Porter
David Tilden, Esq.	William Sherburne, Esq.

The votes having been brought in for the one wanting it appeared that Mr. Jonathan Hunnewell was chosen a Selectman in the room of Mr. Hancock.

On motion, voted that the thanks of the Town be and are hereby given unto Ebenezer Hancock, Esq. for his good services as a Selectman a number of years past.

Votes for a Treasurer for the County of Suffolk were brought in and counted by the moderator and Town Clerk, when it appeared that the whole number was 285, all of which were for Ebenezer Seaver, Esq., a discreet, suitable person, and a Freeholder and Resident in said County.

Votes for a Register of deeds for the county of Suffolk were brought in and counted by the moderator and Town Clerk when it appeared that the whole number was 223, all of which were for William Alline, Esq., a discreet suitable person and a Freeholder and Resident in said County.

Samuel Clap Esqr was Town Treasurer for the ensuing year.

Voted that in addition to the Selectmen twelve persons shall be appointed, chosen as a School Committee and the votes being brought in and sorted it appeared that the following gentlemen were chosen, viz:

Hon'ble Thomas Dawes, Esqr.
Rev'd Joseph Eckley, D.D.
Mr. William Smith
David Greene, Esqr.
Rev'd Samuel West, D.D.
Rev'd J. T. Kirkland
Mr. Arnold Welles, Jun'r.
Josiah Quincy, Esqr.
Dr. Thomas Welch
Dr. Aaron Dexter
Edward Gray, Esqr.
Revd William Emmerson

Voted, that the above named Gentlemen who conjunctly with the Selectmen are termed the school committee, be and hereby are directed to carry the new system of Education which has been adopted by the Town into operation and said Committee are also authorized and impowered conjunctly to manage and regulate the officers and government of the schools, and in future to exercise all the powers relating to the schools and schoolmasters, which the selectmen or such Committees were authorized by the laws of this Common-

wealth, on the votes of the Town to exercise, any former vote of the town to the contrary notwithstanding.

The inhabitants brought in their votes for 24 Fire wards, when it appeared that

Thomas Melville, Esq.	Mr. Joseph Head
Samuel Parkman	Capt. Joseph Howard
William Scollay	Andrew Cunningham, Esq.
John May	Gen'l Simon Elliot
Samuel Bradford, Esq.	Amasa Davis
John Winslow, Esqr.	Henry Jackson
Stephen Codman, Esq.	Capt. Robert Gardner
Mr. Thomas Dennie	Nath'l Fellows
Edward Edes	Thomas H. Perkins, Esqr.
Russel Sturgis	Mr. Benjamin Joy
Joseph May, Esquire	Mr. John Bray
William Brown	Mr. Gorham Parson

were chosen Fire wards for the ensuing year.

Adjourned to 3 o'clock p. m.

At three o'clock p. m. the inhabitants accordingly met and were directed to bring in their votes for a town advocate for the Municipal Court, and the same having been brought in it appeared that John Phillips, Esq., was chosen.

Voted that the assessors be and hereby are directed to sit for such assessments of taxes as they shall judge reasonable, two days in such weeks after the delivery of the tax books to the collectors for the space of six weeks and no longer, saving they be allowed to set the last week in February, Lords days excepted, for the abatement of the taxes of such persons as had not an opportunity of applying in the above limited time by reason of their being out of the Commonwealth or any other unavoidable hindrance, and that the assessors determine on the said two days which is to be noted on the tax bills to be delivered to the inhabitants.

Voted that five per cent. be and hereby are allowed to the collectors of Taxes for the year ensuing for all such sums of

money and public securities as they shall collect and pay in the hands of treasurers of the sums committed to them to collect, also that such collectors shall give bond with sufficient sureties to the satisfaction of the selectmen for the faithful discharge of their duty in said office and complying with this vote and that they will not receive any premium or gratuity for discounting any Orders and notes or receipts from the Treasurer of this State or the Treasurer of this town.

The votes being brought in for twelve Overseers of the Poor it appeared that

Edward Proctor	Stephen Gorham, Esq.
Mr. Edward Edes	Dr. Redford Webster
William Phillips, Esqr.	Jonathan L. Austin, Esq.
Arnold Welles, Junr.	William Smith
John Sweetser	Mr. Oliver Brewster
Henry Hill	Thomas Perkins, Esqr.

were chosen Overseers of the poor for the year Ensuing.

The votes being brought in for four Collectors of taxes it appeared that Messrs.

Benjamin Henderson	Thomas Bayley
Benjamin Jepson	Christopher Marshall

were chosen Collectors of Taxes for the Ensuing year.

The votes being brought in for five assessors and counted and sorted it appeared that

Messrs. John R. Sigourney Ebenezer Seaver
Benjamin Hammatt, Junr. John Hurd
Jedidiah Parker

were chosen assessors for the year ensuing.

Messrs. Shubael Hewes, Jirah Holbrook, Samuel Gridley, Amos Lewis, Enoch May, Abraham Tuckerman, Samuel White, Andrew Townsend, Noah Butts, Thomas Stevenson,

John Bosson, Williard Lane, were chosen Constables for the year ensuing.

Messrs. Benjamin White, Moses Ayers, David Ingersol, William Darricot were chosen Fence viewers for the year ensuing.

Messrs. Barney Conner and William Wheeler were chosen Hogreeves for the ensuing year.

Messrs. Jeffry Richardson and Isaac P. Davis were chosen Surveyors of Hemp for the year ensuing.

Edward Tuckerman Esq. and Mr. Edward Edes were chosen Surveyors of Wheat for the year ensuing.

Messrs. John Wells and William Cooper Hunneman were chosen Assaymasters for the year ensuing.

Messrs. Roger Bartlett and Jonathan Cushing were chosen cullers of dryfish for the year ensuing.

Mr. Edward Rumley was chosen Inspector of Stone Lime for the year ensuing.

Messrs. Henry Pricket, Lemuel Gardner, Thomas Barber and James Eason were chosen Cullers of Hoops and Staves for the year ensuing.

Votes for twelve Surveyors of Boards and Shingles brought in when it appeared that Messrs. Joshua Bentley, Benjamin White, Benjamin Page, James Blake, John Cogswell, Edmund Ranger, William Clouston, William Darricot, William Ellison, James Robbins, William Andrews, and Daniel Ingersol were chosen surveyor of boards and shingles for the ensuing year.

Voted that Hon'ble Thomas Davis, Esqr., Joseph Russell, Esqr., Samuel Brown, Esqr., be and hereby are appointed a committee to audit the account of the Town Treasurer and also the accounts of the Selectmen, Overseers of the poor, and board of health, and said committee are also directed to report the sum necessary to be raised for the services of the present year.

The article in the warrant, to wit: To consider the expediency of revision and new edition of the By-Laws was read, whereupon, Voted that The Hon'ble George Richard Minot, John Phillips and James Prince be a committee to take up the article and report at May meeting.

The petition of James Pratt praying liberty to erect a Fish-stall on the Mill Creek was read.

Whereupon, Voted that the consideration of this petition be referred to the Board of Health, who are desired to make report at the adjournment.

The Report of the Selectmen relative to the improvement and disposal of the lands on the Neck was read and the further consideration of this important matter was referred to the May meeting; and the said report to be printed in the public newspaper for the information and consideration of the Inhabitants.

And this meeting was then adjourned to Wednesday the Eighteenth day March, instant, at 10 o'clock A. M."

Meeting of March 18, 1801

"The Inhabitants met on Wednesday, 18th March, according to adjournment.

Arnold Welles, Jun., Esq., having declined serving any longer as Overseer of the Poor, on motion, voted unanimously that the thanks of the town be given unto Arnold Welles, Jr., Esq., for his good services as an overseer of the poor a number of years past.

The choice of an overseer was refer'd to May Meeting.

The Committee on James Pratt's petition for a fish-stall not having reported it was left to said Committee who are the board of health to act thereon as they shall judge best.

The votes for a Constable in the room of Mr. Bosson who declines serving, being brought in it appeared that Mr.

William Crosby was chosen Constable for the year ensuing.

Voted that all matters which shall remain unfinished at this meeting be referred over to May Meeting.

Voted unanimously that the Thanks of the Town be given to the Hon'ble Thomas Davis, Esqr., the Moderator of this meeting, for his good services in the dispatch given the business which came before them.

Then the meeting was dissolved."

At the May Meeting

Mr. Pratt's petition for a fishstall on Mill creek was granted.

The Committee on By Laws reported drafts of the following laws and recommended "that all other by laws of the town now in force be repealed."

A law to prevent nuisance in the streets; respecting the conduct of persons in the streets; to prevent brick and lime kilns, etc.; to prevent nuisances in the Common; to regulate chimnies and sweepers, carts, trucks and stalls, standing of carts, trucks and sleds, the driving of horses and carriages; a law relating to bulls and cows; a law regulating to funerals, necessaries, pumps and wells, and common criers; a law imposing restrictions on dogs; prohibiting forestalling and engrossing provisions; regulating the carrying of manure; a law making general regulations; a law respecting officers appointed by the Selectmen.

With some amendments, they were passed, and it was voted to present them to the Court of Session for their approbation also.

At the Meeting of July 4, 1801

At a meeting held July 4th it was reported that Charles Paine, Esq., had been selected to deliver an Oration on the

Anniversary of Independence, and that he had accepted. The "Freeholders and other inhabitants of the town" then adjourned to the Old South Church, "where the oration" was delivered.

The new Almshouse that was erected on Leverett street was accepted.

The subject of using a part of the almshouse for a workhouse or the establishment of one in some other part of the city was considered. A separate building was recommended at a subsequent meeting, and "the objects of employments" mentioned were the picking of oakum, grinding of logwood and other dye woods, hammering of stone for the underpinning of houses and flagging of the foot-walks of streets, grinding corn for the use of the house, and any other coarse mill work.

The representatives of the town at the General Sessions were instructed to obtain a revision of the laws in regard to the introduction of foreigners and to have the same so amended that the Town officers shall be competent to prevent foreigners of idle, immoral and dissolute character from being brought to the Town from other countries.

The Town meetings of 1801 were dissolved Jan. 21, 1802.

Other Items of Interest from Town Records

The Selectmen elected their Chairman, Charles Bulfinch, to be superintendent of police, or of watches, as the force was then called.

On application of the fire wards it was voted that the selectmen should direct the constables, among other things, "to prosecute any person who shall carry any fire through any street or lane, or on any wharf in the town, except in some covered vessel; or who shall smoke or have in possession any lighted pipe or segyr (*sic*) in any street or lane or on any wharf contrary to law."

Dr. Townsend and others were granted liberty to plant a row of poplar trees in front of the Common, on condition of their being placed four feet only from the brick wall.

The committee on Common was also authorized to plant a number of trees "round Beacon Hill and to fence the same."

The tax per cow was fixed at 75 cents each for such as "go at large" and 37½ cents for those that "are kept in." The collector of these taxes was voted $50 for his duties.

Liberty was granted to Edmund Edward Gray to place a range of posts in front of his hall in Brattle square, at a distance of 60 feet from the same, on the condition that he shall first take down the large tree standing in the square and hereafter place a row of trees, at suitable season, immediately within the posts. The neighbors were also granted permission to plant another range of trees in continuance of the Gray range.

The town pump in Cornhill square it seems had given much annoyance on account of water running into the pavements, and it was voted to connect it by a drain with the common sewer.

A large number of permits were granted to build tombs in the South burying ground.

The largest piece of street improvement was the expenditure of $4300 for paving new streets, among which was Cambridge, from Chambers street to the bridge, for which $700 was appropriated.

The supplying of the necessary quantity of wood for the schools was awarded to Mr. Tilden.

In the way of street lighting it was voted that the town be lighted six months, and 18 nights in each month, commencing Oct. 26.

No person, except those who had first obtained a license from the selectmen, was permitted to stand with a wheel-

barrow or basket for the sale of bread, biscuit, or gingerbread in the Market or Dock squares or in any of the streets contiguous thereto.

The carts and wagons from the country with produce became so numerous in Market and Dock squares that the selectmen were obliged to relieve the congestion by assigning those having "cydor" to Congress street, late Quaker lane, and in Water street, while the carts with wood were assigned to Cornhill from the town house southerly.

Chimney sweeps were obliged to satisfy the selectmen that they were of good behavior and would faithfully discharge their duty before a license would be granted to them.

David Darling was appointed funeral porter.

Richard Faxon, Richard Austin and Timothy Grant were chosen sealers of weights and measures.

Caleb Beal was chosen measurer of boats and lighters employed in the town to bring stone, gravel and sand, and he was permitted to charge $6 for weighing, sealing and marking each lighter.

Auctioneers to the number of 25 were appointed.

The only calamity of the year was that of a fire between 2 and 3 o'clock on Dec. 16, which the selectmen noted on their records as "beginning at the wharf of Mr. Gardner, and after consuming the building on the wharf, spread to the neighboring houses in Fish street and threatened destruction to the whole of that quarter of the town; but by the unceasing exertions of the inhabitants was providentially and happily averted after consuming about 16 houses. As the circumstances stand, this fire gave reason to suppose that it was the effect of design from some abandoned incendiary, either for the purpose of plunder or devastation."

A reward of $500 was offered for the discovery of any person guilty of setting fire to the buildings consumed, to be paid upon conviction; and it was voted by the selectmen

to use their influence to obtain the pardon of any one con
cerned in this transaction who shall deliver over the offende
to justice.

These extracts clearly show that the seeker for the
quaint and unusual need go no farther back than 125
years to satisfy his curiosity.

CHAPTER TWENTY-TWO

How the Selectmen Spent the Money of the Citizens of Boston from May 1800 to May 1801

'ATEMENTS *of the* EXPENSES
OF THE TOWN *of* BOSTON
from . May, 1800, to May, 1801

Schools

	Dols.	Cts.			Dols.	Cts.	Dols.	Cts.	Dols.	Cts.
' masters at	666	64	per annum	7 ushers at	333	32	6 999	72		
ance to do.	200	00		Do.	100	00	2 100	00		
									9 099	72
es, glazing	32	92	Sundry small repairs		30	79	63	71		
and repairing stoves and funnels							98	59		
for the schools							296	94		
ees for visitation dinner	272	50	Do, semi-annual visitation		47	25	319	75		
nd Spooner, repairs of Latin Schc			and South School				157	14		
ew Mazro, attendance	15		Allowance for ink		60	0	75	0		
									1 011	13

Watchmen

	Dols.	Cts.		Dols.	Cts.		
schmen for 12 months	2 516	36	Candles and Coal	146	47	2 662	83

Assessors

	Dols.	Cts.	Dols.	Cts.			
2 months' salary at	433	32	2 166	60	Allowance 100 each	500 0	2 666 60

Collectors

isions to Messrs. Henderson, Dailey, Thompson and Jepson	3 695 97

Salaries

	Dols.	Cts.				
Treasurer and Tow.-Clerks', each	666	64		1 333	28	
e R. Miner, Esq., judge of municipal court, 3 quarters' salary				375	0	
ew Mazro, salary 440 Allowance	33	33	Peter Jarvis 45 and expenses	1 33	319	66
						2 027 94

Constables

	Dols.	Cts.			
services	124	09	Patrol at West Boston	74 0	198 09

Bells

he Sextons	346 50

Clocks, Engines and Pumps

	Dols.	Cts.		Dols.	Cts.	
I Pope, care of Clocks, and repairs,	55	0	8 premiums to engines	37	29	92 29
Expenses of engine house in School Street						120 40
Repairs of Engines	164	18	Repairs of pumps 25 66 Notifying meetings	20		209 84

Printing and Stationery

	Dols.	Cts.		Dols.	Cts.		Dols.	Cts.	
B. Edes	71	0	B. Russell	23	25	Russell & Cutter	16	50	110 75
Manning & Loring	57	0	James White	8	44	E. Shoades	21	75	87 19
I. Fleet's Books	49	22	Young & Minns	90	0	B. Larkin in 1795	14	66	153 88

Lamps

	Dols.	Cts.		Dols.	Cts.	
Paid for oil	1 809	39	Lamp Lighters	1 011	97	2 821 36
Repairs of Lamps	239	03	Mr. Howard's Services, &c.	250	0	489 03

New Buildings in the Market

	Dols.	Cts.		Dols.	Cts.	
Otis & Spooners' Bill	852	08	Josiah Wheelers' do.	836	72	1 688 80
James & Stodder, paying	675	04	Ab. Edwards, paint	44	75	719 70
			Jno. Cheffman, bocks	53	53	53 53

Mall @ Common

	Dols.	Cts.
Sundry Bills for trees for the mall, and planting them, cleaning mall, and repair of fences	137	78

Beacon Hill

	Dols.	Cts.		Dols.	Cts.	
Paid Cowan, forming banks	155	93	R. Pierpont, stone wall	641	87	797 80
Wall on north side	308	87	Wall on D. D. Rogers'	200	84	509 71
E. White, fence and steps	78	65	Lumber for do.	68	59	147 24

New Streets and Improvements

	Dols.	Cts.		Dols.	Cts.	
Laying out street by State House	8		B. Goodwin's land in Lynn Street	48	50	56 50
J. S. Boice's land in Back Street	863		Allowance to Steel in do	50	0	913 0
Bolter and Pierce's new front to houses in Hanover Street, and moving fences						389 27
Paid moving fences to widen Purchase Street						30 75

Officers of Police

	Dols.	Cts.		Dols.	Cts.
Charles Bulfinch	600	0	The Constables, assistants	310	0

Streets

	Dols.	Cts.		Dols.	Cts.		Dols.	Cts.	
Paving Wilson's Lane	108	0	Wing's Lane (now Elm Street)	231	82				339 82
Congress Street	231	85	Atkinson Street	390	12				621 97
Workmen to level Cambridge Str.	291	08	Paving 2 gutters	724	63	1	015	71	
Paving Battery March	64	12	Balance of Purchase Street	334	09		398	21	
Prince Street, Middle Street, Proctor's Lane, Fish Street, repairs							169	90	
Daggett's Alley	183	54	Mumford's Alley	132	50		316	04	
North Square, &c.	191	01	Common Street	55	12		246	13	
Milk Street	341	87	Orange Street	238	24		580	11	
Bromfield's Lane	323	13	Hanover Street	447	20		770	33	
Exchange Lane	61	60	State Street repairs	38	0		99	60	
Bowdoin Square	931	06	Southacks Court	53	06		984	12	

' to Eliot and Nassau Streets	204 12	Do. to streets West Boston	295 08	499 29			
· Hay Mark. & Com. Streets	154 36	Repairs to Neck	263 80	418 22			
g Oliver Street	132 33	Union Street	75 25	207 58			
Footwalk near the Chapel	130 71	Sundry small bills	94 81	225 52			
for new stones and gravel	306 91	Franks, carting	32 51	339 42			
nt Street, this spring	80 0	Two drains and sinks	65 39	145 39			
						7	377 17

Incidental Charges

	Dols.	Cts.		Dols.	Cts.			
y Law Charges	126	07	Standards, weights and measures	304	53	430	50	
s of scales and beams	90	44	Common sewers, repaired	23	72	114	16	
d rent of watch house	20	0	Do. of engine house	12	0	32	0	
ng a pound	52	83	Repairs of Faneuil Hall	15	0	67	83	
ates' tax on town estate	28	93	Daniel Wild for powder	32	05	60	98	
. Hall, fire arms in 1794	75	0	Repairs of burying ground fence	33	60	108	60	
ses of visit to Deer Island and Noodle's Island, with surveyor				173	71	173	71	
f wood, coal, and Selectmen's Expenses				117	63	117	63	
rs of dike on the Neck	303	10	Of Pemberton's hill wall	183	90	487	0	
queduct fire plug	12	91	Expense of stray cattle	23	55	36	46	
fage & Storage of tim' r. &c	43	41	Sundry small bills	40	96	84	37	
						1	713	13
						41	257	99

Support of the Poor

unt of overseer's drafts, 12 months	15	499	74

Board of Health

unt of their drafts, 12 months	4	731	52
Errors excepted	61	489	25

Boston, July, 1801.

CHARLES BULFINCH,
DAVID TILDEN,
RUSSELL STURGIS,
JOSEPH HOWARD,
WILLIAM PORTER,
WILLIAM SHERBURNE,
JOHN TILESTON,
EBENEZER OLIVER,
JONATHAN HUNEWELL,
Selectmen of Boston.

The Parker House alone pays each year in taxes to the City of Boston more than enough money to have paid all the expenses of the Town of Boston in 1800 and 1801.

CHAPTER TWENTY-THREE

In Which Boston Becomes a City and Begins to Expand

THE CHARTER of 1822 was the first City Charter in Massachusetts. The first mayor you will remember was John Phillips and the new city government was organized in Faneuil Hall on May 1, 1822. At that time, there were few if any houses on Beacon Hill and when this first mayor of Boston built his brick house at the corner of Walnut and Beacon streets his uncle Judge Oliver Wendell was asked "what had induced his nephew to move out of town."

Boston made rapid progress in its development under the city form of government and it was not long before Walnut Street was no longer out of town.

The period of depression which is so well described by Senator Lodge was succeeded by an era of commercial activity with the coming of the clipper ships and once more the name and glory of Boston sounded in every foreign port.

The old clipper days were jolly, when we sailed the Seven Seas,
And the house-flags of our merchant ships were whipped by every breeze;
It was good-by to your mother and the pretty girls on shore,
For we're off around the howling Horn, bound down to Singapore.[1]

[1] *The Log of the State Street Trust Company.*

Enoch Train who had been engaged in the leather trade and in connection with this in the trade with South America, started his celebrated line of Liverpool Packets early in the summer of 1844 which proved to be of great value in increasing the trade and commerce of Boston for twelve or fifteen years when the general use of steamships put them out of commission. To paraphrase a verse which appeared some time ago in the Boston "Transcript": —

> The old clipper days were over;
> And the white-winged fleets no more,
> With their snowy sails unfolded,
> Flew along the ocean floor.

Boston was a small but delightful city to live in in this period just before the Civil War. In the summer time visits to the country were by no means essential, for the city with its gardens and lying close beside the sea was in itself a watering place. Travellers came from far and wide to live in the boarding houses which had been established in some of the finest mansions which before the Revolution had been the residences of the provincial magnates.

There were no great white ways, it is true, but the city was no longer dependent upon its public spirited citizens for illumination at night. Street lamps were installed and lamp lighters with a yoke over their shoulders, with a pail of sperm whale oil on each side and carrying a ladder cared for and lighted the lamps each day.

The principal political question which occupied the minds of its citizens was the abolition of slavery and this question was settled by the war of the rebellion.

The history of the city in general during and after the Civil War is too well known to be of value in an article of this description, save to point out that it was in 1865 that Boston's shipping interests began to decline with the curtailment of its freight trade, that the city suffered with the rest of the country in the general depression of 1867 and 1868 consequent upon inflated currency, but none the less began to enlarge by annexing the adjoining towns.

The first annexation during the century was Dorchester Neck, now South Boston, with 10 families and an estimated population of 60. That was in 1804. In area it was about 570 acres of "low lands and bluff." It was the result of a real estate speculation arranged by Joseph Woodward, who, it is stated, had moved there from Tewksbury, and bought a large tract of land. He interested William Tudor, Gardner Greene, Jonathan Mason and Harrison Gray Otis, several of whom had engaged in the successful Mt. Vernon improvement on Beacon Hill. These gentlemen made large purchases on Dorchester Neck and then this movement for annexation was energetically pushed. The town of Dorchester vigorously opposed the project, but it was finally carried through the Legislature, an act being passed March 6, 1804, authorizing the annexation.

The next annexation was in 1855, when Washington Village, with a population of 1319, and which was also a part of Dorchester, was joined to South Boston. Roxbury was annexed in 1868 and Dorchester in 1870.

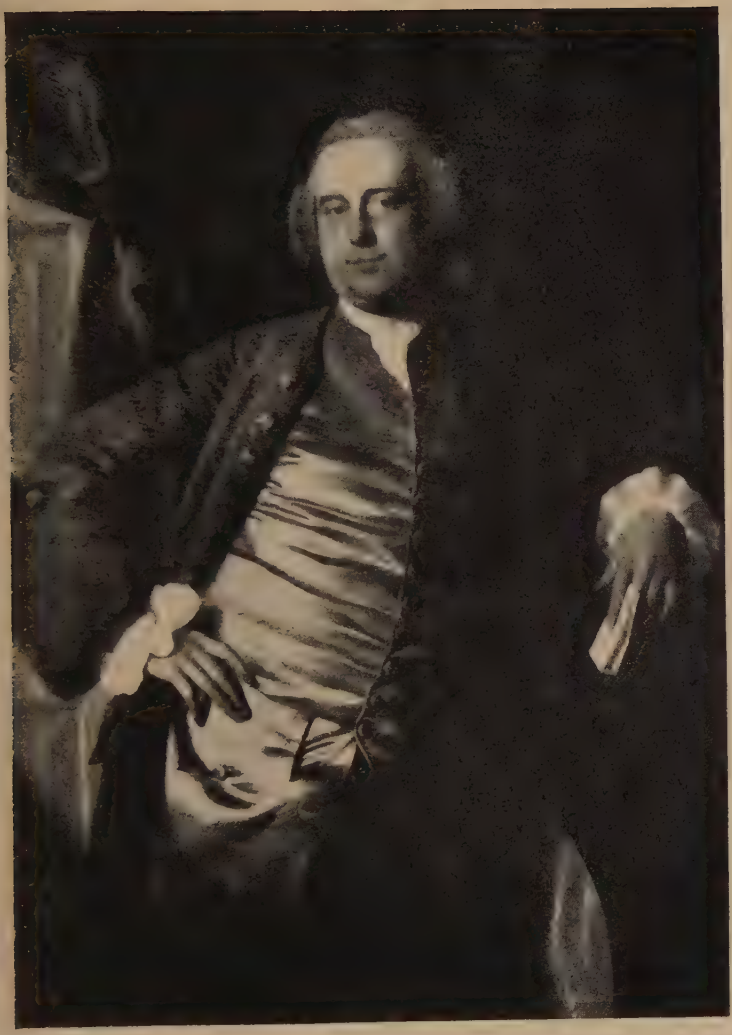
November 9 and 10, 1872, the Great Fire of Boston took place which burned over the entire business section of the city but fortunately did not quite reach the Old South Church, hardly a minute's walk from the Parker House. Its citizens rapidly rebuilt the burnt over area and the city continued to grow with the annexation of Charlestown, Brighton and West Roxbury in 1874 and Hyde Park in 1912 until it has become the Boston which we know today.

CHAPTER TWENTY-FOUR

In Which We Return to the Old Mico Mansion and Read of Lieutenant-Governor Moses Gill and Ward Nicholas Boylston

The Old Mansion House on School Street built by John Mico about 1704 was still standing when it was conveyed to Moses Gill in 1779. Thomas Boylston was among those proscribed by the infant Commonwealth; none the less his real estate was not confiscated, the citizens being satisfied with its transfer to one of their leaders, in spite of the fact that the wife of that leader was a sister of the Thomas Boylston who had been banished. The gardens and orchard were much as they had been in the times of Nicholas Boylston and not a foot of land had been conveyed away from the original lot first owned by John Synderland in 1630 and odd.

Increase Sumner was elected governor upon the Federalist ticket when Samuel Adams retired from political life. Sumner was an ardent supporter of John Adams then just beginning his eventful administration and the troubles with France which ensued caused much indignation in Boston and Sumner was most violently attacked in the press of the day, but was re-elected by an overwhelming majority. Moses Gill was elected lieutenant-governor at the same time and on the



PORTRAIT OF LIEUTENANT GOVERNOR MOSES GILL,
BY COPLEY

death of Sumner while in office became the head of the Government.

June 25, 1792, a state charter for a new bank in Massachusetts called the Union Bank was issued. There were only two other such banks in the town at the time, the Massachusetts Bank and the Branch Bank, the latter a branch of the United States Bank in Philadelphia. The certificate of incorporation was signed by John Hancock, the first governor of Massachusetts. This old bank has only recently been taken over by the State Street Trust Company which has published no end of interesting information about its early days in a pamphlet called "The Log of the State Street Trust Company." Moses Gill was the first president of the Union Bank and Oliver Wendell was its second president.

Moses Gill died testate in Princeton, Massachusetts, leaving no wife or children surviving him. His will was probated June 3, 1800.[1] He left the residue of his estate including the School Street property to his namesake and grand nephew, Moses Gill, the son of Captain John Gill. He conveyed the School Street house December 8, 1804[2] to John Andrews, merchant, who May 21, 1805[3] in turn conveyed the same to Ward Nicholas Boylston, he who was christened Ward Hallowell, one of the sons of Mary Hallowell, a sister of Nicholas Boylston.

[1] Worcester County Probate Records, File No. 23815.
[2] Suffolk Deeds, Book 210, Folio 228.
[3] Suffolk Deeds, Book 255, Folio 52.

Ward Nicholas Boylston, although a man of great wealth, mortgaged the premises for the sum of $20,000, June 6, 1817.[1] He probably never lived in the house after his return to this country in 1800 because we learn that Jonathan Jackson, then state treasurer, and his son Dr. James Jackson resided there in 1804–1805.

For a time the old mansion of John Mico held up its head during its ownership by Lieutenant-Governor Moses Gill and after his death by Ward Nicholas Boylston, but soon it, too, became shabby and down-at-the-heels, a pathetic monument to the memories of the past.

In 1806 "the house was converted into a boarding house and kept by Henry Vose, born in Milton in 1752, who had kept the Cromwell's Head Tavern on the opposite side of the street and a boarding house, later the Bromfield House on Bromfield Street. He died 26 March, 1808, and was succeeded by his widow Hannah Vose." [2] For a number of years the house continued to be operated as a boarding house, while the stable in the rear was run as a livery stable. In 1829 the old house was dignified with the name of the Boylston Hotel and so continued until 1844.

February 21, 1822 [3] and June 1, 1822 [4] Ward Nicholas Boylston conveyed a portion of the rear of the lot to Zepheniah Spurr who added this parcel to others ad-

[1] Suffolk Deeds, Book 255, Folio 95.
[2] Walter K. Watkins, *Boylston Hotel, School Street*
[3] Suffolk Deeds, Book 275, Folio 209.
[4] Suffolk Deeds, Book 277, Folio 234.

joining it, all of which he acquired with the idea of running a court or street through the same from Common Street now Tremont Street parallel with Bromfield Street upon either side of which blocks of houses were to be built and sold. This idea was carried out later on, as we shall see, and the new street then laid out and called Montgomery Place, is now known as Bosworth Street, in honor of Zacheus Bosworth. This was the first division of the lot originally owned by John Synderland in the nearly two hundred years of its existence.

CHAPTER TWENTY-FIVE

In Which Is Told the Story of the Theatre Which Became a Church

MARCH 31, 1827 [1] Ward Nicholas Boylston sold another parcel in the rear of the School Street lot just north of the land which he had sold to Spurr, to the Trustees of the Tremont Theatre. This parcel was roughly ninety-five feet long and sixty-seven feet wide and upon it and the lot lying west of it which fronted on Common Street, now Tremont Street, the Tremont Theatre was built. Business had begun to lay its hands on this neighborhood of dwelling houses.

The Tremont Theatre was completed about 1828 and the property later was turned over to a corporation formed under a special act of the Legislature called the Proprietors of the Tremont Theatre.[2] This theatre was the second theatre of note in Boston. Charles John Kean, Fannie Kemble and Charlotte Cushman were among those who appeared upon its stage. The closing performance occurred June 23, 1843.

Charlotte Cushman was born in Boston, July 23, 1816, and made her first appearance on the stage at the Tremont Theatre April 8, 1835. She died at the old Parker House February 18, 1876.

[1] Suffolk Deeds, Book 316, Folio 242.
[2] Suffolk Deeds, Book 340, Folio 149.

COMMON STREET, SHOWING TREMONT TEMPLE IN MIDDLE DISTANCE

From a photograph lent by Mr. George C. Dempsey

The patrons of the Tremont Theatre obtained their supply of water from "the Pump and well now situated on the land owned by me the said Boylston", and the actors found their way from the stage door to School Street "through a passage four feet wide leading from the northeasterly side of said premises" sold by Boylston.

Ward Nicholas Boylston died in 1828,[1] leaving an estate of over $280,000. Boylston Market was named for him.

Ward Nicholas Boylston had married twice and had had a son Nicholas Boylston by his first wife and another son, John Lane Boylston, by his second wife Alicia Boylston. His widow and two sons survived him. His brother, Sir Benjamin Hallowell, was an admiral in the British Navy at the time of his death.

John Quincy Adams, then President of the United States, was one of the executors of his will. He gave him certain land and buildings in Weston "in consideration of his services in directing the education of my two grand sons, Ward Nicholas and Thomas, sons of John Lane Boylston." He gave to the President and Fellows of Harvard College $1,000 to be added to the fund in granting prizes in elocution; $1,000 to be added to the fund for medical prize questions and $1,000 to be added to the fund for the construction of an anatomical museum and library room together with a lecture room and laboratory, the said fund to accumulate to

[1] Norfolk Probate Records, File No. 2353.

the sum of $35,000 when said building is to be built all of stone.

The Tremont Theatre was converted from a theatre into a church in 1843, pews took the place of orchestra seats, and its name was changed to Tremont Temple, which name the building owned by the Evangelical Baptist Benevolent and Missionary Society now standing on the site of the old Tremont Theatre bears today. The first church society to occupy it was the Tremont Street Baptist Church.[1]

July 13, 1843, the trustees of the will of Ward Nicholas Boylston [2] entered into an agreement with the owners of Tremont Temple by which the rights which had been granted in the well and pump on the remaining land of Boylston and in the passageway leading to School Street were discontinued and a further strip of land six feet wide was conveyed to the owners of Tremont Temple, they to add to it a strip four feet wide of their own land and the combined strip of ten feet was to be left forever open for light and air for the two estates. A right was given to the owners of Tremont Temple to drain through the Boylston property to School Street. This open piece and the right to drain still exist.

The first Tremont Temple building was destroyed by fire March 31, 1852, and a new building was erected in its place in 1859. This building in turn was burned

[1] Suffolk Deeds, Book 530, Folio 154.
[2] Suffolk Deeds, Book 506, Folio 278.

August 14, 1879, and the building which replaced it also was burned March 19, 1893, and the present building was built and completed in 1896.

CHAPTER TWENTY-SIX

In Which the Reader Learns Where the Guest of the Best Hotel in Boston in 1828 Took His Bath

SHORTLY after the Tremont Theatre was built, there was laid on July 4, 1828, the corner stone of the Tremont House, that imposing new hotel on the corner of Common, now Tremont, and Beacon streets. This hotel remained in existence, although somewhat altered from time to time, until it was torn down about 1896 and the Tremont Building which is now standing on that corner opposite the new Parker House was built in its place.

The Tremont House was considered such a wonderful achievement by its architects and builders that an elaborately illustrated book was published in 1830 called "A Description of Tremont House with Architectural Illustrations", which book set forth in detail all the admirable features of the new building. The paragraphs which tell how the guests of the biggest hotel in Boston in 1828 were supplied with water is to my mind the most interesting information which this book contains.

The town had just been incorporated as a city on February 23, 1822, and had not yet begun to realize the importance or necessity of supplying its citizens with water through pipes from some general source of supply

THE TREMONT HOUSE AND PARK STREET CHURCH AT RIGHT OF PICTURE. THE BURNHAM HOUSE ON THE BOSWORTH LOT AND TREMONT TEMPLE AT LEFT IN 1854

utside the city limits. A portion of the inhabitants ere supplied with water at this time by an aqueduct orporation, chartered in 1795, which conveyed water hrough pipes made of pitch pine logs, from Jamaica 'ond, in West Roxbury, nearly to State Street on the ast side of the city. But it was not until 1848 that the rst general distribution of water by the city was be- un from Farm Pond in Framingham and Long Pond n Natick. Such sewers and drains as were in existence ad been privately built and were privately owned and ept in repair.

On page fifteen of that book we find that "the base- ent story of the south wing contains the House- eeper's apartments, the Laundry, Larder, and eight Bathing-rooms, to which there is a separate entrance rom the avenue south of the house. The baths are supplied from a reservoir of rain-water in Tremont Place, of the capacity with that in the court-yard.

In addition to these large reservoirs, there is a third in the cellar of the south wing, which supplies the water-closets; and there are also two cisterns in the attic story, each of the capacity of three hogsheads, into which the water from the roof of the main building is received, and thence drawn off for the use of the cham- bers. The overflow of these cisterns is received in leaden pipes, inclosed in boxes and surrounded with pulverized charcoal. By these the waste water is conveyed into cess-pools in the cellar, whence it passes into the com- mon sewer. The façade of the house is by this means

freed from the unsightly incumbrance of trunks to receive the rain-water from the roof."

When you jump out of bed in your room in the new Parker House and turn on the tap for your morning tub just stop for a moment and think how little you would have enjoyed standing in line to take your turn in one of the eight bathing rooms in the basement story of the south wing of the Tremont House a hundred years ago.

CHAPTER TWENTY-SEVEN

In Which the Old Mico Mansion Is Sold to Harvey D. Parker and Some Side Lights Are Thrown on the Boston of the Fifties

SEPTEMBER 20, 1844,[1] the trustees of the Boylston will conveyed the Mansion House and what remained of the lot on School Street to Lucius Manlius Sargent of Roxbury who leased it the same day[2] to Joshua Seward of Boston, stablekeeper. The Mansion House which was then being occupied as the Boylston Hotel was under lease to Henry L. Bascum and apparently the sale of intoxicating liquor by Mr. Bascum was offensive to Mr. Sargent who provided in his lease to Seward that when Bascum's term expired no intoxicating liquor should be sold on the premises under penalty of forfeiture of all rights under the lease. Seward also was given the right to buy the premises for the sum of $33,500 at any time during the term of his lease.

On December 10, 1844, the City of Boston widened School Street and Sargent conveyed a triangular piece from the front of his lot to the city.[3] Joshua Seward exercised the privilege which had been given him by Sargent and June 21, 1852,[4] Lucius M. Sargent con-

[1] Suffolk Deeds, Book 530, Folio 44.
[2] Suffolk Deeds, Book 530, Folio 46.
[3] Suffolk Deeds, Book 534, Folio 294.
[4] Suffolk Deeds, Book 633, Folio 219.

veyed the School Street mansion and lot to him, he having raised the money in part by a mortgage which he gave to James Benjamin, a Boston lawyer.[1] By this time a one story addition had been placed upon the front of the building in which were shops leased mostly to artisans and the building was largely used for business purposes.

April 22, 1854,[2] Joshua Seward sold the Mansion House and lot to Harvey D. Parker who proceeded to tear the buildings down and build upon the entire lot the first building of the old Parker House.

At the time of this sale to Mr. Parker, Franklin Pierce of New Hampshire was President of the United States which then consisted of thirty-one states and fifteen territories. Alaska still belonged to Russia. Gold had been discovered in California, coal had been developed as a fuel and steam had come into use in transportation both by land and sea. Telephones, of which 18,000,000 are in use in the United States to-day, had not been invented, the first horse car was yet to make its appearance and transportation by electricity was beyond imagination. Elevators, typewriters and adding machines were unknown to the merchant of the period. The Governor of the Commonwealth of Massachusetts was Emery Washburn and the mayor of this city of 160,000 inhabitants was Jerome V. C. Smith.

[1] Suffolk Deeds, Book 633, Folio 220.
[2] Suffolk Deeds, Book 661, Folio 277.

May 1, 1854, the Boston Five Cents Savings Bank opened for business at 32 School Street, that admirable institution whose new building just beyond the Parker House at the corner of School Street and Province Street but recently has been completed.

Thursday morning, April 24, 1856, the edition of the Boston *Herald* of that day contained the following advertisement:

F. A. SUMNER, AGENT.

PARKER HOUSE, Boston.

This new and elegant establishment situated on School street, is now completed, and will be open for guests on MONDAY, Oct. 8th.

It will be conducted on the European plan, having Chambers and Parlors for the accommodation of about one hundred gentlemen; with a public Restaurant, where meals will be served at all hours of the day.—The arrangements of numerous private Dinner and Supper Rooms for the accommodation of Clubs, Societies, &c., is unsurpassable. There is also a Restaurant with private entrance on School street, for the special accommodation of ladies, or ladies accompanied by gentlemen The proprietors have spared ne expense in fitting this house with all the arrangements and appliances necessary for the comfort of its guests, and they assure them no efforts shall be wanting on their part to meet the approbation of the public.

H. D. PARKER,
JOHN F. MILLS.

jan7

INDELIBLE INK,

Compare this modest advertisement with the full-page advertisements which recently have appeared in the newspapers in connection with the opening of the new building of the Parker House and you will not wonder that the art of advertising is now considered to be one of the professions.

We find the following news items picked at random from this same issue of the *Herald* which give an intimate picture of what was regarded as news in 1856, when the old Parker House was about to open its doors.

WEEKLY BANK STATEMENT. Average condition of the 36 Banks in Boston for the week ending April 21, 1856:—

Capital.....	$31,960,000	Notes, Bills of Exch'ge, &c....	$52,587,004
Net Circulation	5,804,341	Specie.....	4,631,319
Deposits.....	16,917,261	Real Estate...	619,207
Profits on hand.	3,156,528		
	$57,838,130		$57,838,130

The above statement exhibits upon comparison with last week, an increase in the items of deposits of $709,211; and of specie $5344; and a decrease in the items of net circulation of $370,528; and of specie, $5344.

HARD COIN. The total amount of specie held by the Boston Banks in this city, at the beginning of the present week, was $4,631,919, of which the Suffolk has $544,479; Merchants', $622,917; Tremont, $300,046; Webster, $195,550; State, $173,353; Globe, $173,844; Commerce, $207,409. The Merchants' has $1,743,950, and the Suffolk $1,321,469, of deposits; the Commerce comes next with $838,877; Webster, $834,276; Boston, $799,730, &c; altogether a total of nearly $17,000,000. The largest circulation is that of the Merchants', nearly six hundred thousand, and the smallest the Broadway, $55,278.

A NEW POLITICAL ORGANIZATION. It is said that a number of gentlemen in this city some of whom have before been prominent in the American party, met at Redmond Hall, a few nights ago, and formed an organization which they named the American Republican Association.

A HIGH FIGURE. A box of fresh salmon was sold in Faneuil Hall Market yesterday, to go to New York, at $1.25 per pound. It came from the Eastward.

CONGREGATIONAL SINGING. The audience at Park Street Church were taken quite by surprise, last Sunday morning, at the announcement from the desk that the "choir" had given out, and if any singing was to be had that day it must be done by the congregation. To this the congregation responded with a readiness and alacrity truly wonderful. They rose from their seats as with one impulse, and entered into the service of the occasion with heart and soul. Such was the effect that but one opinion seems to prevail as to this mode over that which has been usual in this church, and we learn that a strong disposition is manifested by a portion of the society to resort hereafter to this form of church music.— *Transcript.*

AMUSEMENTS

BOSTON THEATRE. The delightful spectacle of "Midsummer Night's Dream," at the Boston Theatre, is now presented as perfect as it is possible for human ingenuity to accomplish such an undertaking. The machinery works like a charm, and the actors, feeling more at ease in their respective parts, have remedied the few little blemishes observable on the first representations of the piece.

OTHERWISE THAN WEATHERWISE. The (Old) Farmer's Almanac predicted that the weather from last Friday till Tuesday would be "pleasant for the season," and that Wednesday would be "showery." These prophecies are quite the reverse of the fact.

And to think that this was before the days of the Eighteenth Amendment.—

THE NEW BEDFORD *MERCURY* states that during the last few days six persons have died in that city from the use of liquors sold at cheap grog-shops.

Aroostook County papers will be pleased with the following bit of information. This was in 1856, however, not 1927.—

POTATOES. There have arrived at this port — from Nova Scotia, within the past week, the schr. Alma, with 2,400 bushels of potatoes; the schr. Lucinda, with 4,000 bushels; and the schr. Empire, with 4,900 bushels — making in all 10,300 bushels. The amount received during the preceding week, was over 11,000 bushels. There is no fear of a scarcity of the tuber this Spring. Potatoes ought to be retailed at 50 cents a bushel or 12½ cents a peck.

Fire fighting in 1856 had its pleasant as well as its serious side, as is shown by the following paid advertisement.—

A CARD.— The members of Gen. Worth Engine Co. tender their grateful thanks to Washington Engine Co. No. 3, of Woburn, for their kindness in paying attention to their wants after the fire last night; Also for those "smiles" furnished at the Central House, which hit the right spot; to Messrs. Albert Richardson and Frank McKenny, for the use of their horses in drawing the machine to and from the fire; and last, but not least, to the volunteers who lent a helping hand.

Per order.

DANIEL N. WILLEY, *Foreman.*

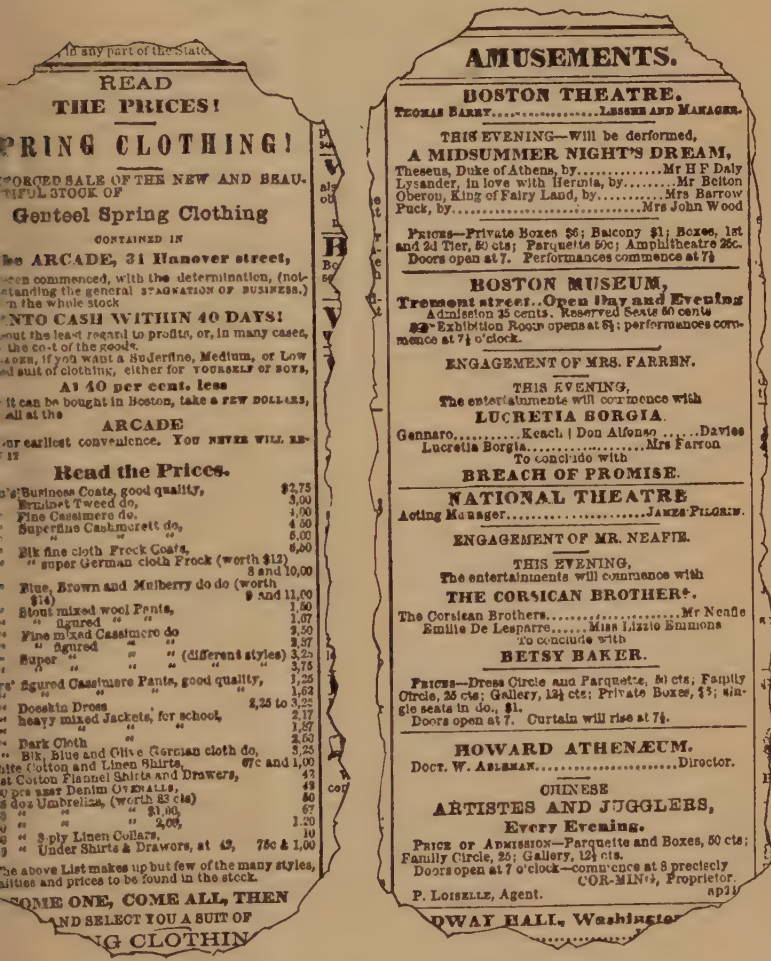
L. E. Sweetser, Clerk.

Stoneham, April 23d, 1856.

Here, however, we see the other side of the shield.

FIREMEN'S UNIFORM — For sale 50 Uniforms, in good order and almost new, consisting of Hat, Frock and Pants, worn one season by Torrent Engine Co. No. 1, of Chelsea. Apply to Capt. EDEN SAMPSON, Chelsea; to JAMES LANE, No. 67 North street.

Just glance at what the well dressed gentleman of 856 wore and what he paid for it,— and now where hall we go this evening and which play do you prefer?



in any part of the State

READ

THE PRICES!

PRING CLOTHING!

FORCED SALE OF THE NEW AND BEAU-TIFUL STOCK OF

Genteel Spring Clothing

CONTAINED IN

he ARCADE, 31 Hanover street,

een commenced, with the determination, (not-standing the general STAGNATION OF BUSINESS,) n the whole stock

NTO CASH WITHIN 40 DAYS!

out the least regard to profits, or, in many cases, the cost of the goods.

ADER, if you want a Suderfine, Medium, or Low d suit of clothing, either for YOURSELF or BOYS,

At 40 per cent. less

it can be bought in Boston, take a FEW DOLLARS, all at the

ARCADE

ur earliest convenience. YOU NEVER WILL RE-IT

Read the Prices.

's Business Coats, good quality,	$2,75
Erminet Tweed do,	3,00
Fine Cassimere do.	4,00
Superfine Cashmerett do,	4 50
" " "	5,00
Blk fine cloth Frock Coats,	6,50
" super German cloth Frock (worth $12)	8 and 10,00
Blue, Brown and Mulberry do do (worth $14)	9 and 11,00
Stout mixed wool Pants,	1,50
" figured " "	1,67
Fine mixed Cassimere do	2,50
" figured " "	2,57
Super " " " (different styles)	3,25
" " " " " "	3,75
's figured Cassimere Pants, good quality,	1,25
" " " "	1,62
Doeskin Dress	2,25 to 3,25
heavy mixed Jackets, for school,	2,17
" " "	1,87
Dark Cloth "	2,50
Blk, Blue and Olive German cloth do,	3,25
hite Cotton and Linen Shirts,	67c and 1,00
st Cotton Flannel Shirts and Drawers,	42
pre best Denim OVERALLS,	42
doz Umbrellas, (worth 83 cts)	50
" " " $1,00,	67
" " " 2,00,	1.20
" 3-ply Linen Collars,	10
" Under Shirts & Drawers, at 42,	75c & 1,00

he above List makes up but few of the many styles, alities and prices to be found in the stock.

OME ONE, COME ALL, THEN

AND SELECT YOU A SUIT OF

NG CLOTHIN

AMUSEMENTS.

BOSTON THEATRE.

THOMAS BARRY.....LESSEE AND MANAGER.

THIS EVENING—Will be derformed,

A MIDSUMMER NIGHT'S DREAM,

Theseus, Duke of Athens, by.....Mr H F Daly
Lysander, in love with Hermia, by.....Mr Belton
Oberon, King of Fairy Land, by.....Mrs Barrow
Puck, by.....Mrs John Wood

PRICES—Private Boxes $6; Balcony $1; Boxes, 1st and 2d Tier, 50 cts; Parquette 50c; Amphitheatre 25c. Doors open at 7. Performances commence at 7½

BOSTON MUSEUM,

Tremont street..Open Day and Evening

Admission 25 cents. Reserved Seats 50 cents

☞ Exhibition Room opens at 8½; performances commence at 7½ o'clock.

ENGAGEMENT OF MRS. FARREN.

THIS EVENING,

The entertainments will commence with

LUCRETIA BORGIA.

Gennaro.....Keach | Don Alfonso .....Davies
Lucretia Borgia.....Mrs Farren

To conclude with

BREACH OF PROMISE.

NATIONAL THEATRE

Acting Manager.....JAMES PILGRIM.

ENGAGEMENT OF MR. NEAFIE.

THIS EVENING,

The entertainments will commence with

THE CORSICAN BROTHERS.

The Corsican Brothers.....Mr Neafie
Emilie De Lesparre.....Miss Lizzie Emmons

To conclude with

BETSY BAKER.

PRICES—Dress Circle and Parquette, 50 cts; Family Circle, 25 cts; Gallery, 12½ cts; Private Boxes, $5; single seats in do., $1.

Doors open at 7. Curtain will rise at 7½.

HOWARD ATHENÆUM.

DOCT. W. ABLEMAN.....Director.

CHINESE

ARTISTES AND JUGGLERS,

Every Evening.

PRICE OF ADMISSION—Parquette and Boxes, 50 cts; Family Circle, 25; Gallery, 12½ cts.

Doors open at 7 o'clock—commence at 8 precisely

COR-MING, Proprietor.

P. LOISELLE, Agent. ap21

DWAY HALL, Washington

Coal strikes had not been invented, but the coal dealer was much the same then as now, for we find the following interesting advertisement.

> **THE "BLACK DIAMOND!"** Coal, when of good quality — that is, when it is not mixed with shale or slates — is called the "Black Diamond;" and this is the description of Coal which RUFUS L. TAY will sell, at 8 Fulton street and 130 Cross street on and after the third day of May next.
>
> When to good quality cheapness is added, it will be worth the while of the public to give R. L. Tay's Coal a trial. He designs without wronging himself to do the poor the justice which combined dealers have not the will to do.
>
> Remember, 8 Fulton street and 130 Cross street, and initiation of a new order of things on and after the third day of May next.
>
> Boston, April 3, 1856.

HARVEY D. PARKER

CHAPTER TWENTY-EIGHT

Harvey D. Parker the Farmer Boy Who Became a Millionaire

Harvey D. Parker was born May 10, 1805, in the little town of Temple, in what was then the District of Maine. The family had descended from Thomas Parker who had come from England to Lynn, Massachusetts, in 1636. Thomas Parker was one of the six church members necessary to incorporate the town of Reading when it was set off from Lynn. Harvey D. Parker's career reads like a tale by Oliver Optic, Horatio Alger or John T. Trowbridge.

Shortly after Harvey D. Parker was born his father moved with the family to Paris, Maine. Young Parker remained there until he was twenty years old and then with the consent of his father and mother he left home to seek his fortune. He made his way on foot to the nearest seacoast town and took passage in a small packet for Boston. When he set foot on the wharf in this city his total worldly wealth consisted of a few articles of clothing done up in a handkerchief and less than a dollar in money. He immediately sought out a young friend who lived in Watertown, outside of Boston, and between them Parker secured a job caring for the horse and cow of a neighbor at the princely wage of eight dollars a month. His next job and at an increase in

wages was as coachman for a Watertown lady and it was while in her employ that he frequently drove her to Boston on shopping trips. Due to the great distance to be covered, these trips took up the larger part of the day, and it was Parker's habit to eat his noonday meal at a small restaurant on Court Square kept by John E. Hunt.

Whether it was owing to the lack of service which he received which made him think that he could improve the situation, or whether it was just an opportunity to better his condition which attracted him, it was not long before he began discussing the purchase of Hunt's business. Parker had saved every cent he could from his wages and when Hunt offered to sell out in 1832 he had a few hundred dollars laid aside. This was the most important decision of his career and it was after much thought and with some misgiving that he closed the bargain. The inventory of the stock in trade including the good will of the business footed up to $432. Harvey D. Parker often used to tell in the days of his prosperity how even one lemon squeezer had been listed in this inventory for the sum of ten cents.

Here we have Harvey D. Parker owning his own restaurant just seven years after he had left home. He personally attended to all details and was his own cashier. In 1845 he employed John F. Mills as his steward and two years later took him into partnership and that partnership lasted until the death of Mr. Mills in 1876. The little business formerly owned by Hunt

the basement on Court Square grew and prospered mazingly in spite of the low, dark and unattractive om in which it was conducted. Parker however nderstood the need of providing the best possible shes for his patrons and the art of giving perfect rvice. No restaurant in Boston had anything like ie trade which the Tremont Restaurant, as he had amed his venture, enjoyed.

April 22, 1854, he bought the old John Mico house on chool Street and here he built a five story building ith marble front over the entrance of which appeared he name "Parker's." Just a stone's throw away was he Tremont House, that grand hotel built in 1828. Mr. Parker was not disturbed by the nearness of his reatest rival but operated his combined hotel and estaurant on more novel lines. He, for the first time n the history of hotels, attempted to conduct a hotel without a fixed hour for meals, and his attempt met with instantaneous success. He also for the first time ntroduced in his hotel what is now known everywhere as the American plan, whereby all food and lodging can be procured for a given sum per day. He made the dining room of his hotel an especial feature and still continued to give his personal attention to all the details of its management.

By 1860, the business of Parker's had outgrown the house built for it only six years before and January 2, 1860, the Massachusetts Horticultural Society holdings at the corner of School Street were acquired by

Mr. Parker who built there part of the east wing of the Parker House, a building six stories in height.

April 3, 1863, Mr. Parker bought the lot in the rear of the Horticultural Society's land and extended the east wing of the Parker House still farther south.

November 1, 1866, his ambition to get an entrance directly to Tremont Street was gratified by the purchase from Dr. Walter Channing of No. 66 Tremont Street, although it was only just before his death that he was able to complete his School Street holdings by the purchase on November 17, 1883, of the lot then owned by T. O. H. P. Burnham on the corner of School and Tremont streets.

In 1866 more stories were added to the original building and the architect who had charge of the alterations contributed most of the architectural embellishments which for so many years delighted the visitor to Boston.

In February and April of 1870, Mr. Parker acquired two houses on Bosworth Street, no doubt with the thought in mind of acquiring other adjacent parcels to solidify his holdings when the necessity of further enlarging his hotel should arise. He leased these two houses to William D. Park, October 1, 1874,[1] for a term of ten years and here Billy Park who had originally been located in Central Place in a building now covered by the stores of Jordan Marsh Company, served the students of Harvard with "broiled live lobsters and musty ale" in his chop house conveniently located for

[1] Suffolk Deeds, Book 1249, Page 60.

hose who wished to ride on the horse cars which started nce an hour or so from opposite the little waiting room n the corner of Bosworth Street.

July 3, 1883, Parker bought the lot at the corner of hapman Place and Bosworth Street next to the two ouses rented to Billy Park. He had induced the City f Boston to extend Chapman Place through to Bosorth Street and now had the entire School Street and hapman Place frontage with a substantial holding on osworth Street, but he never was to see the actual esult of his carefully thought out plan.

Harvey D. Parker was taken with his last illness in lay of 1884 and died May 31, 1884 at his home numer 141 Boylston Street at the great age of 79 years, 1 days. The funeral services were held in Arlington treet Church June 3, 1884. The Reverend Minot . Savage, the famous Unitarian divine presided. rancis E. Parker, Honorable Samuel C. Cobb, formerly Mayor of Boston, Thomas Mack, Benjamin P. heney, Nathan Robbins, Deacon Sands, Benjamin . Browne and Charles B. Perrin, prominent Boston merchants and life long friends were the pall bearers. He is buried in Mount Auburn Cemetery.

Thus ended the career of Harvey D. Parker, one of he best known of all of the long line of famous Amerian landlords, a genial host, a staunch friend, a worthy itizen and a benevolent and charitable man. The inventory of his estate disclosed $335,646.94 of personal estate and $936,900 of real estate or $1,272,546.94 in

all, and Harvey D. Parker had landed in Boston, not quite sixty years before his death, with less than one dollar to his name.

His wife, Julia Ann Parker, whom he married in 1839, survived him. They had two sons born to them, one of whom died at the early age of ten years; the other lived to young manhood, married and was lost at sea at the age of twenty-four years, during a voyage to Canton, China.

HORTICULTURAL HALL AND THE OLD PARKER HOUSE AS SEEN FROM CITY HALL IN 1856

From a photograph lent by Mr. George C. Dempsey

CHAPTER TWENTY-NINE

In Which We Turn Back to the Richard Cooke Lot and Read of Horticultural Hall and of the Benefits of Horticulture

The Public Latin School outgrew the School Street building in 1844 and the City of Boston on April 22, 1844,[1] when Martin Brimmer was mayor, conveyed to the Massachusetts Horticultural Society the schoolhouse lot on the corner of Chapman Place. A little later, on December 6, 1844, when School Street was widened the City conveyed another small strip of land in front of the School Street lot to the Society.[2] Here the Society erected a substantial granite building which was the first ever used by a Horticultural Society for similar purposes. A picture of this structure made in 1855 shows the simplicity and beauty of its architectural lines.

In Chapter Sixteen we left the title to the lot in the rear of the schoolhouse in John and Sarah Phillips in 1736. They had five children, two of whom, Elisha Cooke Phillips and William Phillips eventually inherited this parcel.[3]

Elisha Cooke Phillips died early in 1766[4] and by his

[1] Suffolk Deeds, Book 522, Folio 49.
[2] Suffolk Deeds, Book 535, Folio 270.
[3] Suffolk Probate Records, File No. 8823.
[4] Suffolk Probate Records, File No. 13792.

will devised all his estate to his wife, Sarah Phillips, who September 18, 1770,[1] conveyed the estate which she had received from her husband to John Pitts of Tyngsborough, including "the reversion or a moiety or one-half part of the brick house and land whereon same stands and appertains situated at said Boston near Lovels School house so called as the same came to me by the will of my said late husband and my father-in-law John Phillips late of said Boston, deceased and is the same messuage wherein and whereon Mrs. Margaret Phillip's tenants now dwell."

William Phillips, who was a mariner, died in 1775.[2] He left all his property by will to his wife Mary Phillips. Neither Elisha Cooke Phillips nor William Phillips apparently had any children. Mary Phillips married James Perkins of Ipswich, also a mariner, and on February 21, 1795,[3] conveyed "one undivided moiety or one-half part of two brick tenements and all the land thereto belonging situated and lying in a certain Lane or Court back of Samuel Hunt's school house in Boston" to John Page a merchant of Boston.

John Page and John Pitts on August 29, 1795, divided the property so that Pitts was left with the north tenement "now occupied by Mrs. Sarah West", and Page was left with the south tenement "now occupied by Azor Gale Archbald", the dividing line between the two properties being the middle of the brick partition

[1] Suffolk Deeds, Book 119, Folio 257.
[2] Middlesex Probate Records, Old Series, File No. 17354.
[3] Suffolk Deeds, Book 179, Page 271.

wall of the double brick house which stood in the rear of the Public Latin School.[1]

The title to the north tenement which was a parcel with a frontage of sixty-one feet on Cook's Court, was owned successively by Rufus Green Amory, gentleman, August 29, 1795,[2] by David West, bookseller, March 22, 1796,[3] by David the son, October 21, 1811,[4] by John Ballard, Jr., July 26, 1811,[5] who conveyed the same January 30, 1816,[6] to Asa Richardson, a wealthy merchant of Boston, who died in 1833,[7] and was buried in the family tomb in the Granary Burial Ground, and May 1, 1845,[8] by Nathan H. Streeter, a stablekeeper who April 17, 1846,[9] in turn conveyed to Isaac B. Woodbury, instructor in music. Woodbury sold the premises to the Massachusetts Horticultural Society September 1, 1852.[10]

The Society already had begun to outgrow the building on the schoolhouse lot and bought this land in the rear with a view of building an addition upon it. When Harvey D. Parker bought the Mansion House in 1854 he also tried to get the Horticultural Society to sell its property to him but the Society decided that the time was not ripe and the only result of the negotiations be-

[1] Suffolk Deeds, Book 181, Page 177.
[2] Suffolk Deeds, Book 182, Page 249.
[3] Suffolk Deeds, Book 182, Page 266.
[4] Suffolk Probate Records, File No. 23540.
[5] Suffolk Deeds, Book 239, Page 5.
[6] Suffolk Deeds, Book 250, Page 66.
[7] Suffolk Probate Records, File No. 30469.
[8] Suffolk Deeds, Book 544, Folio 33.
[9] Suffolk Deeds, Book 560, Folio 145.
[10] Suffolk Deeds, Book 636, Folio 217.

tween Parker and the Society was the grant to him of a six-inch strip of the Society's land with the right to use the western wall of the Society's building upon condition that he should set back his new building on School Street twenty-two inches from the line of the street in order to give room for gutters and conductors to carry off the water from the roof of Horticultural Hall. This arrangement at the time it was made, may have seemed a profitable one to both parties but the net result up to the time the new Parker House was built, and for many years previous, was that the Parker House had to pay taxes upon land assessed for $10,000 in order to make room for a conductor pipe.[1]

In 1860 the Society decided not to enlarge its building on School Street but to erect a new one on Tremont Street which it did at the corner of Bromfield Street and it then conveyed its old building and the lot in the rear purchased of Woodbury to Harvey D. Parker, January 2, 1860,[2]. The Paddock Building on Tremont Street is built upon the site of the second Horticultural Hall.

The native Bostonian from the very settlement of his town has taken the greatest interest in horticulture in all its phases. The tremendous strides which have been made in the development of this science in this country are due in large part to the efforts of the Massachusetts Horticultural Society which was incorporated

[1] Suffolk Deeds, Book 668, Folio 297.
[2] Suffolk Deeds, Book 770, Page 218.

not quite one hundred years ago, on June 12, 1829. I take pleasure in calling attention in this connection to the editorial which appeared in the same issue of the Boston *Herald* of April 24, 1856, to which I have referred in Chapter Twenty-seven. It is written in the very best style of that period when a spade was not called a spade but was more apt to be spoken of as "an implement resembling the shovel but heavier and adapted for being pushed into the ground with the foot." If you do not find this editorial to be as lucid, terse and convincing as the editorial of today just bear in mind that Lincoln had not delivered his Gettysburg address in 1856, and that the "Four-minute man" of 1917 was not then born. Here it is word for word, and may you enjoy it as much as I did when I first read it. —

Since railroads have put our suburbs into such close communication with the city proper, many of our people, who for years had been immured within the city confines, have ascertained that there is a rural district in our immediate vicinity. Thither they have betaken themselves, and, saving themselves the expense of long and fashionable summer tours in search of amusement, have built cottages and laid out gardens which are seldom equalled elsewhere and never surpassed. The annual expense of the maintenance of such establishments is not equal to that incurred by our *soi-disant* fashionables for their summer trips; and by residing with their families during the summer, or through the whole of the year, in the country, they have the continued advantage of pure air, pure water, wholesome food, and that invigorating exercise which the devotion of their leisure time to horticulture can alone procure.

The number of our traders who reside in the suburbs is much greater than any one supposes. For a generation past this class have generally resided within the city and those of them who were accumulating fortunes once thought that they could not afford the expense of a horse and vehicle, and could not spare the time which was demanded of those who reside at a distance from their business. While, therefore, this class were making money they were ruining their own health by too close application to business, and injuring their families by an uninterrupted city life. Railroads, as we have said before, have changed all this and now the sons and daughters of our denizens, by enjoying a rural residence exhibit full chests and florid complexions, to which the last generation of city born children were strangers.

We are gratified to perceive that the taste for horticulture in our rural districts is rapidly increasing. It is an occupation peculiarly suited for, and peculiarly attractive to, the young. Those of our population who are engaged in sedentary city pursuits will derive more advantage from devoting a couple of hours to gardening before they come to the city in the morning than from all the drugs of the apothecary. And when they are absent during the day, their children, if properly trained, can continue with pleasure and profit the work which their father has begun.

The conveniences to aid the young gardener are as great if not greater in our city than in any other with which we are acquainted. We have a Horticultural Society which is making constant progress in the development of soils and procuring the richest fruits and flowers.

We have seed stores which furnish every thing which our climate is fitted for raising, as well as all kinds of implements used in the cultivation of the ground. The money required for an outfit is quite inconsiderable and utterly insignificant when the advantages of gardening to health are considered.

And moreover, there is another class which need some ind of exercise in the open air, we mean the ladies. A lady s never so much a lady as when in a flower garden surrounded vith the products of her gentle and discriminating care. 'reed for a time from the constraints of fashion, untram- nelled by tight dresses and clad appropriately for the oc- asion, she appears in her true position while compelling the arth to decorate itself with beauties of nature. Her mind scapes from the ennui which the absurd isolation of city ife induces, she breathes free and full, and in the develop- ient of her muscles and brilliancy of her features she attains nd perpetuates a beauty which the cosmetics of the city elle labor in vain to produce.

We have merely suggested some of the benefits of horti- ulture, which the good sense of our readers will readily ex- end. Those who have families which have become enervated y the sedentary occupations or more frivolous pursuits of rban life, will perceive the mode in which we would banish hese evils. Go into the country. Buy or hire a small piece f ground. If you have taste for floriculture, see that it is lecorated with flowers. But if you are too much of an utili- tarian for floriculture, then raise such vegetables and fruits as your family may need, and initiate your children into the science of gardening. It will be profitable to the health and morals of your children, if not to your finances; and the latter are generally improved by a residence in the country.

CHAPTER THIRTY

In Which More of the Richard Cooke Lot Is Acquired by Harvey D. Parker

THE TITLE to the south tenement which was a parcel with a frontage of seventy-six feet, ten inches on Cook's Court was reconveyed to Mary Perkins February 17, 1796, by John Page as soon as the partition had been made between him and Pitts.[1]

November 1, 1802, Mary Perkins conveyed the property to trustees for the benefit of herself and husband during their joint lives and on their death the property was to be conveyed to Hannah Thayer, a niece of Mary Perkins and the wife of Samuel M. Thayer of Boston. Mary Perkins became insane and was placed under guardianship January 1, 1828.[2] She survived her husband and lived until 1829. May 14, 1830,[3] the trustees conveyed "a certain brick tenement and the land thereto belonging situate and lying in a certain Court or Lane back of the Latin Grammar School House in Boston" to Hannah Thayer. The property was immediately in the rear of Tremont Temple which in 1843 had eight windows which overlooked Hannah Thayer's Estate and August 23, 1843,[4] she gave notice to the

[1] Suffolk Deeds, Book 183, Folio 15.
[2] Essex County Probate Records, File No. 21376.
[3] Suffolk Deeds, Book 346, Folio 228.
[4] Suffolk Deeds, Book 507, Folio 124.

owners of the Temple to prevent the acquisition by them of any easement of light and air from the use of these windows. February 28, 1846 [1] Hannah Thayer, who had moved to Brooklyn, New York, conveyed the premises to Amos Baker of Boston, a schoolmaster who bought for investment, the building then being occupied by one Alanson Belcher. Baker owned the property for a number of years. June 15, 1852, [2] when Tremont Temple was being rebuilt he entered into an agreement with its owners whereby he obtained the right to use part of the rear wall of the new Temple for the new building which he was erecting. He obtained a loan upon the premises of $19,000 from the Suffolk Savings Bank on December 23, 1852,[3] indicating a remarkable increase in the value of the property which had been worth but £300 in 1796. He continued to borrow money on his new building from time to time until the mortgage burden became too great and the premises were sold at a foreclosure sale of one of the mortgages to Harvey D. Parker, April 17, 1863 [4] for $26,000 subject, however, to a first mortgage of $22,000 which Parker paid off November 6, 1871.[5]

It was on the lot of land acquired by Parker from the Massachusetts Horticultural Society and from Amos Baker through foreclosure that the east wing of the old Parker House was built.

[1] Suffolk Deeds, Book 573, Folio 188.
[2] Suffolk Deeds, Book 636, Folio 214.
[3] Suffolk Deeds, Book 641, Folio 11.
[4] Suffolk Deeds, Book 827, Page 158.
[5] Suffolk Deeds, Book 772, Page 39.

CHAPTER THIRTY-ONE

In Which We Return to the Zacheus Bosworth Lot and Harvey D. Parker Acquires an Entrance on Tremont Street

In Chapter Thirteen we left the properties on the corner of School and Tremont streets in the ownership of Elizabeth Bromfield in 1785. She married Daniel D. Rogers and on April 26, 1824,[1] they conveyed the same to William H. Elliot the son of Samuel Elliot a noted merchant of Boston. Samuel Elliot lived on the northerly corner of Tremont and Beacon streets, his grounds stretching up the latter street. It was the mansion house which soon after the Evacuation in March, 1776, had been occupied by John Lowell, Jr. Elliot's dry goods shop was on the west corner of Wilson's Lane, Dock Square. He was at one time president of the Massachusetts Bank, and he also founded the Eliot professorship of Greek literature in Harvard College. His first wife was Elizabeth Barrell, who died in 1783. His issue by his second wife connect him with prominent citizens within the recollection of the present generation. His daughters married Edmund Dwight, Benjamin Guild, Andrews Norton and George Ticknor. Later on the family dropped one of the *l*'s from the name, and the succeeding generations spell the name

[1] Suffolk Deeds, Book 290, Folio 20.

PARKER HOUSE SCRIP ISSUED IN 1862 WHEN SMALL CHANGE HAD BECOME SCARCE DUE TO THE EXIGENCIES OF CIVIL WAR

Eliot. Samuel A. Eliot was a brother of William H. Elliot and was treasurer of Harvard College and in 1837 mayor of Boston. He married the daughter of Theodore Lyman and their son Charles W. Eliot for many years was president of Harvard College. Samuel Eliot, the son of William H. Elliot and cousin of Charles W. Eliot, was president of Trinity College, Hartford, Connecticut, and later superintendent of the schools of Boston. William H. Elliot was the projector of the Tremont House. He also built two of a block of four brick houses on the School Street lot in place of the old mansion occupied by Clarke. William H. Elliot died in 1831.[1] His brother, Samuel A. Eliot, became administrator and was obliged to sell off the real estate to pay debts. He sold the house at the corner of School Street and Tremont Street later numbered 40 School Street to Jonathan Greeley Stevenson a noted physician of Boston, May 1, 1833.[2] A four foot passageway was reserved in the rear for the use of this house and the one just south of it on Tremont Street which the administrator sold the same day to Nathan C. Keep,[3] surgeon who, immediately on May 10, 1833,[4] conveyed the same to Walter Channing another well known physician, and brother of the celebrated clergyman William Ellery Channing, by a deed drawn by Nathaniel I. Bowditch, a leading conveyancer and antiquarian

[1] Suffolk Probate Records, File No. 29734.
[2] Suffolk Deeds, Book 368, Folio 173.
[3] Suffolk Deeds, Book 368, Folio 168.
[4] Suffolk Deeds, Book 368, Folio 170.

of Boston, which deed sets forth in much detail the history of the title to the premises. Walter Channing lived here at 66 Tremont Street for some years until he moved to Dorchester, renting the premises on his departure to Moses P. Hanson and Dennison D. Dickenson, dentists, October 22, 1851,[1] with the proviso "that some person shall at all times reside and sleep upon the premises." The brick wall which fenced off the yard in the rear of the house was a massive structure twelve inches thick and when Parker was building his original hotel building Channing gave him the right to tie into this wall July 20, 1854.[2] Dr. Dickenson took over the lease of the house for another term of ten years May 11, 1860.[3] Dr. Channing sold the premises to Harvey D. Parker for $65,000 November 1, 1866.[4]

[1] Suffolk Deeds, Book 630, Folio 120.
[2] Suffolk Deeds, Book 666, Folio 279.
[3] Suffolk Deeds, Book 778, Page 32.
[4] Suffolk Deeds, Book 888, Page 85.

SCHOOL STREET AND THE PARKER HOUSE IN "THE GAY NINETIES"

CHAPTER THIRTY-TWO

: Which We Continue With the Zacheus Bosworth Lot and Harvey D. Parker Completes His School Street Holdings

R. STEVENSON, who owned the house at the corner of hool and Tremont streets, died in 1835.[1] His estate nsisted of little more than the School Street house nich his administrator was forced to sell at public ıction to pay the doctor's debts. The advertisement the sale appeared in the *Daily Advertiser and Patriot* ıd the premises were struck off to Francis John Hignson of Boston, also a physician, for $19,000.[2] This eighborhood seems to have been a fashionable one for ›ctors to live and have their offices in these early days f the new city. Dr. Higginson did not stay long in Boston. We find him in Grand Rapids, Michigan, in 840, and in Brattleboro, Vermont, in 1842, where he ved when he sold 40 School Street to Caroline Burnam, December 18, 1843.[3] She was the daughter of homas and Abigail Burnham to whom she gave the ouse for and during their joint lives January 1, 1844.[4] homas Burnham, her father, had an antiquarian book hop on Cornhill, one of the three of its kind in Boston.

[1] Suffolk Probate Records, File No. 30923.
[2] Suffolk Deeds, Book 396, Folio 208.
[3] Suffolk Deeds, Book 514, Folio 149.
[4] Suffolk Deeds, Book 611, Folio 8.

He built a shop in the yard of the School Street house which was at first occupied by a jeweler and later as his business prospered by himself as a branch of his Cornhill store. Between this shop and the old Boylston Hotel was a passageway to Seward's stable. As business began to creep into this block of dwelling houses the lower story of this house was converted into an apothecary shop kept by Sylvester Almy. Thomas Oliver Hazard Perry Burnham, son of Thomas Burnham, and well nicknamed "Old Alphabetical Burnham" succeeded his father and with his brother Lafayette Burnham, as partner, made the business of selling books a most profitable one. The two brothers lived in the two houses on Tremont Street south of Dr. Channing's residence, in one of which the Reverend Edward Everett Hale was born and July 5, 1854, [1] they and their sister Caroline also gave Parker the right to tie his new building into the twelve inch wall which fenced off the yards in the rear of their houses. Abigail Burnham survived her husband and died in 1863.[2] Caroline Burnham died July 3, 1875, intestate [3] and the School Street house descended to her only brother then living, T. O. H. P. Burnham, who sold the house to Harvey D. Parker, November 17, 1883,[4] for $150,000.

[1] Suffolk Deeds, Book 663, Folio 63.
[2] Suffolk Probate Records, File No. 44554.
[3] Suffolk Probate Records, File No. 57640.
[4] Suffolk Deeds, Book 1618, Page 408.

CHAPTER THIRTY-THREE

Which Is Traced the Title to the Lots on Bosworth Street on Which the "Annex" of the Parker House Stands

E HAVE now finished the title to all the land covered the original Parker House, the east wing on Chapman ace, and the Tremont Street frontage. There remains be accounted for only that parcel covered by the so-iled "Annex", and when this chapter is completed e long dry spell begun in Chapter Thirty is at an end. We have seen that the lot at the end of Cook's Court ned by Elisha Cooke at his death in 1737 had been nveyed to Henry Caner, September 24, 1754. He had en called to the rectorship of King's Chapel in 1747, is highly educated and endowed with many popular ialities. It was largely through his efforts that the one chapel was built. The University of Oxford con-rred upon him the degree of Doctor of Divinity. Many of the officers of the British ships from time to me in the harbor and of the British troops in the wn regularly worshiped at the chapel. He was a de-oted Loyalist and went with the British troops to alifax in 1776, soon after returning to England, where e died at a great age in 1792.

May 7, 1756,[1] Henry Caner conveyed this lot of

[1] Suffolk Deeds, Book 88, Folio 183.

land "with the barn thereon standing" to Belthaze Bayard. The property was bounded on the east by th Province House land, probably that portion used b the governor for his stables and coach house. May 13 1763,[1] Bayard conveyed this and adjoining propert to William Dennie who built upon part of it a mansio house on "Rawson's lane or Bromfield Lane as it i differently called." William Dennie died in 1783, leaving a will by which he devised the residue of hi estate including the Bromfield Street property t Hepzibah Swan, the wife of Major James Swan, o Dorchester. Major Swan was a merchant engaged i large undertakings and spent much of his time i France. He apparently regarded the Bromfield Stree property of his wife as his own and made many convey ances of it as security for loans and advances made t him. Eventually the title to the property which h considered that he owned was conveyed to Zephania Spurr, April 3, 1807,[3] who thus supposed he had ac quired with his other purchases land sufficient for hi Montgomery Place and Bromfield Street development The last parcels bought by him we have seen wer from Ward Nicholas Boylston in 1822. Zephania Spurr died in 1824,[4] leaving a widow, Peggy Spur four sons, Josiah, George, Henry Vose and Peter V and a daughter Margaret, the wife of Joshua H. Wi

[1] Suffolk Deeds, Book 100, Folio 6.
[2] Suffolk Probate Records, File No. 17971.
[3] Suffolk Deeds, Book 219, Folio 277.
[4] Suffolk Probate Records, File No. 37231.

ams. By 1827 the elder sons Josiah and George had athered in the portions owned by their mother and the her children excepting a possible interest left in Henry ose Spurr, and by the aid of numerous loans made by he Massachusetts Hospital Life Insurance Company ere trying to complete the scheme which their father ad begun. The burden proved too great for them to arry and when it was discovered that Hepzibah Swan nd not James her husband had owned the Bromfield treet Estate they gave up in despair. Elias Hasket Derby, attorney-at-law, who had made his money in he earlier days of the clipper ships, took hold of the ngled ends and finally brought order out of chaos, nd by 1831 the lots on Montgomery Place with their ewly erected dwelling houses were ready to be sold. eventy instruments were recorded in the Registry of Deeds and six estates were settled in the Registry of Probate which affected the title to the land upon which he Parker House Annex stands between the time of he death of William Dennie in 1783 and the clearing p of this title by Elias Hasket Derby in 1831.

The north side of Montgomery Place became a avorite place of residence for the wealthy merchants nd professional men of the period. The houses were uilt well up to the rear line of the lots and a covered assageway four feet wide ran along their rear into Governor's Alley, now Province Street. An arched assageway which connected Cook's Court, now Chapman Place, and Montgomery Place, now Bosworth

Street ran under the house which Derby conveyed to Bradford Lincoln, Jr., August, 1831,[1] which was the third house west of Governor's Alley, now Province Street.

Derby conveyed the second house west of Governor's Alley, October 14, 1831,[2] to John J. Low. This house later was acquired by Charles Jackson of Boston, who gave it, July 23, 1840,[3] to trustees to hold as part of the marriage portion of his daughter Amelia Lee Jackson and "Oliver W. Holmes of said Boston, doctor of medicine," and here it was that Oliver Wendell Holmes is supposed to have written "The Autocrat of the Breakfast Table." The premises were held by them until June 1, 1868, when they were conveyed to William A. Green.[4] The deed was acknowledged before Oliver W. Holmes, Jr., Justice of the Peace, now Associate Justice of the Supreme Court of the United States.

Derby conveyed the fourth house west of Governor's Alley, being number 6 Montgomery Place, August 20, 1831,[5] to Asa Richardson for $6,200. This was the same Asa Richardson who bought the property on Cook's Court in 1816. He lived here on Montgomery Place until his death. The trustee under his will on February 27, 1865,[6] conveyed this house to the youngest son, Horace Richardson, as part of the portion of his father's estate to which he became entitled on reaching the age of thirty-five years, and he continued to own it until it was taken by the city December 21, 1882 as

[1] Suffolk Deeds, Book 354, Folio 122.
[2] Suffolk Deeds, Book 355, Folio 136.
[3] Suffolk Deeds, Book 458, Folio 176.
[4] Suffolk Deeds, Book 927, Page 98.
[5] Suffolk Deeds, Book 354, Folio 121.
[6] Suffolk Deeds, Book 855, Page 292.

he result of a petition by Harvey D. Parker and others epresenting that "public safety and convenience re- uire the extension of Chapman Place to Montgomery 'lace making a carriageway from School Street to Montgomery Place." The City paid $24,500 for this ouse and land and March 5, 1883,[1] Horace Richardson hile living in Naples conveyed the same to the City. uly 3, 1883,[2] as much of the lot as was not included n the extension of Chapman Place was conveyed by he City of Boston to Harvey D. Parker to whom it had een sold at public auction upon his bid of $15.50 a oot.

Derby conveyed the fifth house west of Governor's Alley being number 5 Montgomery Place August 20, 831,[3] to Henry Gooding, watchmaker. This house was successively owned June 19, 1837,[4] by Samuel Davis, a jeweler; September 28, 1848,[5] by William R. Frost to whom it was sold at public auction; July 9, 1855,[6] by Samuel F. Stearns, a dentist; April 1, 1865,[7] by Buckley H. Howe, a merchant; who, June 7, 1865,[8] conveyed to William Dehon, an attorney-at-law; who, October 6, 1865,[9] conveyed it to Francis Bacon, Gentleman; Bacon conveyed to William Dehon again April 1, 1869,[10] who immediately April 1, 1869,[11] conveyed to John F. Mills, a partner of Harvey D. Parker. Mills

[1] Suffolk Deeds, Book 1592, Page 412.
[2] Suffolk Deeds, Book 1627, Page 102.
[3] Suffolk Deeds, Book 354, Folio 125.
[4] Suffolk Deeds, Book 421, Folio 194.
[5] Suffolk Deeds, Book 594, Folio 54.
[6] Suffolk Deeds, Book 685, Folio 151.
[7] Suffolk Deeds, Book 856, Page 138.
[8] Suffolk Deeds, Book 860, Page 12.
[9] Suffolk Deeds, Book 865, Page 190.
[10] Suffolk Deeds, Book 957, Page 217.
[11] Suffolk Deeds, Book 957, Page 218.

conveyed the same February 1, 1870,[1] to Harvey D. Parker.

Derby conveyed the sixth house west of Governor's Alley, being number 4 Montgomery Place, April 20, 1830,[2] to Henry V. Spurr who July 11, 1835,[3] sold to William F. Weld who already was laying the foundations of one of the largest fortunes in New England. He lived here until May 1, 1845, when he sold the premises to Joseph A. Lesseur a dentist;[4] who, March 24, 1846,[5] in turn conveyed to Jonas H. Lane, a physician, who died in 1861 leaving a will [6] which was later to come before the Supreme Judicial Court for its interpretation. The decision will be found in the eighth volume of Allen's Reports, page 350. The heirs of Dr. Lane conveyed the premises to Harvey D. Parker, April 1, 1870.[7]

[1] Suffolk Deeds, Book 990, Page 114.
[2] Suffolk Deeds, Book 345, Folio 188.
[3] Suffolk Deeds, Book 393, Folio 119.
[4] Suffolk Deeds, Book 545, Folio 156.
[5] Suffolk Deeds, Book 559, Folio 94.
[6] Suffolk Probate Records, File No. 43647.
[7] Suffolk Deeds, Book 996, Page 49.

"THE WHITE FAÇADE THAT GLEAMS ACROSS THE WAY"
Oliver Wendell Holmes

CHAPTER THIRTY-FOUR

The Old Parker House Which Oliver Wendell Holmes Knew

MR. PARKER took his nephew, Edward O. Punchard, and his steward, Joseph H. Beckman, into partnership with him at the death of John F. Mills in 1876, and a codicil to Parker's will provided that his interest in the hotel business should be sold to them and that a lease of the hotel building should be made to them at his death. This was done and the building of the addition to the Parker House at the corner of School and Tremont streets in accordance with the designs which he had approved was completed shortly after his death.

The design of the original building on School Street had been simple but most artistic and well merited the words of Oliver Wendell Holmes in his poem "At the Saturday Club" where in his gracious way he wrote of the

OLD PARKER HOUSE

Turn half-way round, and let your look survey
The white façade that gleams across the way, —
The many windowed building, tall and wide,
The palace-inn that shows its northern side
In grateful shadow when the sunbeams beat
The granite wall in summer's scorching heat.
This is the place; whether its name you spell
Tavern, or caravanserai or hotel.
Such guests! What famous names its record boasts,
Whose owners wander in the mob of ghosts!

The additions made to the Parker House in 1866 and at about the time of the death of Mr. Parker in 1883 and 1884 converted it into a most perfect resemblance to a French chateau of about four hundred years ago. The tier of bay windows at the corner of School Street and Tremont Street afforded so much pleasure to the guests of the hotel that a similar tier has been placed in the new Parker House. An article in the Boston *Daily Globe* for December 3, 1925, telling of some of the delightful architectural features of these additions is well worth repeating in part.

" 'Look at the polar bear jumping out of the Parker House chimney', exclaimed an observer at a window on Tremont Street a few days ago, pointing across to a stone figure of an animal, on top of a gable forming the highest architectural point of the doomed hotel on the School Street façade, crouching as if to spring to the roof of King's Chapel, seventy-five feet or so below.

That stone figure, perched on the apex of a high gable, is remarkably life-like in the sinuousness of the animal's pose. It has probably escaped the observation of thousands of Bostonians, notwithstanding that it has surmounted the School and Tremont Street corner annex since it was built, forty-one years ago.

While the figure does resemble a polar bear, it represents a leopard, which is the heraldic emblem of a number of Parker families in England. The architect probably knew that fact and introduced the figure as a Parker symbol and to contribute an appropriate ancient

argoyle-effect to a façade said to have been the most erfect imitation in this country of a French chateau f four hundred years ago.

The shield of arms of several branches of the Parker amily in England bears 'a chevron between three opards' heads.' Curiously enough the gable high p on the School Street side of the Parker House forms chevron between three leopards, the upper leopard, n animal entire, at the apex of the chevron, the other wo, merely heads, at right and left of the base of the hevron or gable.

Thus the arrangement practically reproduces on a rge scale the ancient Parker coat of arms, granted in he reign of Queen Elizabeth.

The figure of the entire animal has long been a ubject of study on the part of occupants of neighboring uildings because of his apparent emergence from a ort of porthole in the side of the big marble chimney.

A remarkable thing in relation to the ornamentation f the Tremont Street corner of the old hotel is the reat variety of figures sculptured on the marble walls, epresentative of mythological gods and goddesses, abulous land animals as well as actual prowlers of the ungle and denizens of the ocean's depths.

Curiously, these artistically executed curiosities were ll placed too high above the street to allow their being roperly appreciated, if seen at all.

Just above the second floor are sculptured cornucopias and baskets of fruit and flowers, appropriate,

conventionalized details for a hotel noted for its bountiful table. Equally appropriate is a frieze above the fourth floor, containing scallop-shells and frolicking dolphins. Above the third floor a frieze is fashioned of mermaids.

Directly beneath the roof is a frieze fashioned of fabulous griffins, interspersed with acanthus leaf scroll work. High up under the apex of the gable is a seldom noticed monogram of Harvey D. Parker, founder of the hotel."

"The ancient superstition that black cats bring bad luck, based on their supposed affinity with witches, appears a bit discredited by the fact that the Parker House barroom on the School and Tremont Street corner made annually $100,000 clear profit for many years, notwithstanding that directly overhead, on the ridgepole of the roof, not within view from the street, on a grill-work railing, were thirteen iron, grinning black cats' faces.

They are the oddest, as well as the least known appurtenances of the famous old hotel, now in process of demolition."

JOSEPH REED WHIPPLE

CHAPTER THIRTY-FIVE

Joseph Reed Whipple and the J. R. Whipple Corporation

JOSEPH REED WHIPPLE succeeded Beckman and Punchard in the management of the Parker House, the title to the building still remaining in the Estate of Harvey D. Parker. Mr. Whipple was a grocer in Roxbury when he first came to the Parker House where he learned the hotel business under the watchful eye of John F. Mills. It was part of his duties to purchase the meats for the hotel and he soon attracted the attention of Deacon Sands a well known figure in the Market District of Boston. When Mr. Whipple saw an opportunity to buy Young's Hotel, Deacon Sands backed him in the venture and Whipple soon became one of the leading hotel men of Boston. He bought out the business of Beckman and Punchard after Mr. Parker's death and also acquired the Hotel Touraine. It was during his management of the hotel that the Trustees of Mr. Parker's estate built the Annex, so called, on Bosworth Street, a ten story brick building of modern design, still standing, and an integral part of the New Parker House. April 12, 1906, Mr. Whipple formed the J. R. Whipple Company to take over the title to his hotel properties. He died June 15, 1912. January 20, 1920, the Northeastern Hotel Corporation was formed

which immediately changed its name to the J. R. Whip
ple Corporation and acquired the Hotels Young an
Touraine and the Parker House.

October 2, 1925,[1] Philip Dexter and Moses Williams
Trustees under the will of Harvey D. Parker, sold an
conveyed the old Parker House to the J. R. Whippl
Corporation, which began in November of that year t
tear down the marble palace of Harvey D. Parker onl
to replace it with the still more beautiful building whic
was opened for its patrons May 12, 1927.

[1] Suffolk Deeds, Book 4729, Page 481.

PARKER'S RESTAURANT

NO. 4, COURT SQUARE, BOSTON.

BILL OF FARE.

JANUARY 25 1850.

DISHES READY COOKED FOR DINNER.

Each Dish includes Vegetables, &c.

SOUPS.

Mock Turtle, bowl.....25
Vermicelli, " 12
Julianne, " 12½
Brown, " 12½
Chicken, " 12½
Pea, " 12½

FISH.

Boiled Cod, Oyster Sauce.....37½
Fried Cod and Halibut.....25
Smelts.....37½
Eels.....37½

BOILED.

Turkey, Oyster Sauce.....37½
Chicken " 37½
Corned Beef and Pork.....37½
Mutton, Caper Sauce.....37½

ROAST.

Beef.....37½
Pork.....37½
Mutton.....37½
Turkey.....37½
Goose.....37½
Chickens.....37½
Ducks, wild and tame.....50

ENTREES.

A la Mode Beef.....37½
Fillett Beef, Tomato Sauce.....37½
Mutton Cutlet, Tomato Sauce.....37½
Currie Veal.....37½
Currie Chicken.....37½
Fricasee Chicken.....37½
Sweet Breads.....37½
Harrico Mutton.....37½
Ragout Veal.....37½
Macaroni with Cheese.....12½

PUDDINGS, PASTRY, FRUIT, &c.

DISHES COOKED TO ORDER.

GAME OF ALL KINDS.

BROILED AND FRIED.

Canvass Backs.....
Venison.....
Black Ducks and Wigeon.....
Partridge.....
Quail.....
Spring Chickens.....
Squabs.....
Rump Steaks.....
Mutton Chops.....
Tenderloin Steaks, with Truffles....
" " " Olives.....
" " " Tomato Sauce
Beef Steak with Fried Potatoes..
" " " Onions.....
" Spanish Style.....
Broiled Calves-Liver.....
Ham and Eggs.....
Broiled Ham.....
Tripe.....
Pigs' Feet.....
Lobster, Plain.....
" Stewed.....
" Salad.....
Chicken " .....
Omelet, Plain.....
" with Parsley.....
" " Onions.....
Fried Eggs.....
Scrambled Eggs.....
Dropped " .....
Welch Rarebit.....
Oysters on Half Shell.....
" Broiled.....
" Fried.....
" Roasted.....
" Stewed.....

Mead's Press, 4 State-st.

WINES.

(Wines in wood served in Half and Quarter Pints.)

SHERRY.

Brown, Pints.... 50
Gordon's Brown and Pale.....1.50
" " " " Pints.....75
Romano's Brown and Pale.....2.00
" " " " Pints.....1.25
Yriarte Brown and Pale.....2.00
" " " " Pints.....1.00
Cabinet, Pale, very delicate.....2.00
Amontillado.....2.00
" Pints.....1.00

MADEIRA.

Monteiro 1.50
" Pints,.....75
Webster.....1.50
Nord Polen.....2.00
" Pints.....75
Monteiro's Reserve.....2.00
N. G. & M's John Linton, Red Seal..2.00
" " " " Pints.1.00
Brazille.....3.00

PORT.

Old London Black Seal.....1.50
" " Pints.....75

CHAMPAGNE.

Schreider.....1.75
Heidsieck, (H. Piper & Co.).....1.75
L'Pechot, Crown Anchor.....1.75
Vin D'ay Mousseux. Imported by N. Bloodgood, very dry..... 1.75
Ruinarte.....1.75
Giesler & Co., Treble Grape.....1.75
" " " Pints..1.00

SAUTERNES.

Common.....50
" Pints.....25
Cruse & Hirschfeld (Red Label).....1.00
" " " Pints..50
" " (Black Label....1.50
" " " Pints..75
Count Saluces Chateau Yquem, 1840.2.00
" " Pints.1.00

CONGRESS AND SELTERS WATERS.

CLARET.

Bordeaux.....50
" Pints.....25
Johnston's St. Julian.....75
" " Pints.....40
Chateau La Rose.....1.00
" " Pints.....50
Pomys, 1841.....1.00
" " Pints.....50
Chateau Cos.....3.00
" " Destournel.....2.00
" " " Pints.....1.00
Cruse & Hirschfeld, Chateau Margaux.2.00
" " " " Pints.1.00

HOCK.

Deidesheimer.....1.00
" Pints.....50
Hockheimer.....1.50
" Pints.....75
Rudesheimer.....1.50
Johannisberg, 1839.....2.50
" " Pints.....1.25
F. M. Schloes, Johannisberger, Cabinet Wein..... 3.00
Sparkling Hock.....2.50
" Pints.....1.25
Moselle (Foster's).....1.50

BURGUNDY.

Laussaure Chambertin.....2.00

PORTER, &c.

London Brown Stout.....50
" " Pints.....25
Scotch Ale.....50
" Pints.....25
India Ale.....25
Pale " 25
" " 12½

CIDER.

Quarts.....25
Pints 12½

OLD LONDON DOCK BRANDY.

CHAPTER THIRTY-SIX

In Which Are Set Forth Some Old-Time Menus and One Quite Modern

A few of the menu cards of earlier days have been preserved. Is it any wonder that the reputation of the Parker House table is world wide? Just glance at this Christmas dinner given by W. H. H. in 1874.

W. H. H.

CHRISTMAS 1874 DINNER

Parker House, Boston.

M E N U.

Oysters on Shell

SOUP

Terrapin A la Reine

FISH

Fresh Salmon, Cream Sauce

REMOVES

Capons with Cauliflower

Mongrel Goose Barbed Turkey

ENTREES

Sweet Breads with French Peas

Chicken Croquettes Fritters au Sucre

RELEVES

Galantine Poularde au Truffle Paté de foie Gras au Gélée

Sorbet

GAME

Canvas Back Ducks Larded Quail
Young Black Ducks

PASTRY

Parisienne Soufflé Naples Ice
Biscuit Glacé Pistachio Cream Meringues Wine Jellies

DESSERT

Pears Bananas Malaga Grapes Oranges Prunes Nuts
Crystallized Fruits Harlequin Ice Cream Bon Bons
Fancy Cake Fruit Ices Olives
Coffee

And now look over the bill of fare which Mr. Thomas Mack provided for his friends, a few years later. Mr. Alfred Hemenway, now one of the grand old men of the Boston bar, still remembers this as one of the most delightful dinners of many which he has enjoyed in the old Parker House.

MENU

Chateau Yqem Grand Vin

Little Neck Clams

SOUP *Yriarte Pale*

Clear Green Turtle aux Quenelles Potage à la Reine

FISH *Schloss Johannesberger*

Soft Shell Crabs, Sauce Tartar
Spanish Mackerel à la Maître d'Hotel

Pommery and Grand "Sec" Carte Blanche

REMOVES

Filet of Beef Larded à la Triano Green Goose Purée Chestnuts

ENTREES

Sweetbreads à la Toulouse Broiled Fresh Mushrooms
Supreme Spring Chicken aux Truffles
Paté de foie Gras à la Bellveu

Roman Punch

GAME *Chat Mouton Rothschild*

Upland Plover Doe Birds

SWEETS

Parisienne Soufflé Opera Biscuit
Chantilly Cream Petits Charlotte en Cassé
Roquefort and Camembert Cheese Olives

DESSERT

Hamburg Grapes Apricots Cherries
Strawberries French Fruit
Ice Cream Sherbert

Pousse Café

Café Noir

Parker House, Boston

Gentlemen accepting invitation for Mr. Mack's banquet

Mr. John Shepard
Mr. Seth M. Milliken
Mr. Wallace Robinson
Hon. Albert C. Titcomb
Mr. H. C. Jackson
Mr. Dwight Prouty
Mr. Curtis Guild
Mr. John M. Graham
Mr. Geo. F. Fabyan
Hon. Edward Avery
Mr. Alfred Hemenway
Mr. W. H. Claflin
Mr. John C. Wyman
Hon. Chas. Levi Woodbury
Mr. Francis A. Foster
Mr. J. K. Patterson
Mr. Richard Briggs
Mr. Geo. Henry Quincy
Mr. C. O. Gage
Mr. F. A. Webster
Mr. R. O. Fuller
Mr. Edward H. Clements
Mr. F. M. Ames
Mr. John M. Corse
Mr. John L. Bremer
Hon. Leopold Morse
Mr. Jacob H. Hecht
Mr. Franklin B. Daniels

Mayor Thomas N. Hart	Mr. David Noyes
Mr. W. H. Kennard	Col. W. A. Tower
Mr. S. B. Simons	Mr. William Whitman
Mr. Stephen R. Niles	Col. A. A. Pope
Mr. Asa P. Potter	Mr. C. M. Clapp
Mr. Robert Ferguson	Capt. Alex. McKay
Mr. Edward E. Cole	Major Livingston Mims
Mr. William T. Hart	Mr. G. T. W. Braman
Mr. Jerome Jones	Mr. Chas. Weil
Mr. Chas. R. Milliken	Mr. John W. Wheelwright
Mr. Soloman Bachman	Hon. John D. Long
Hon. Rufus S. Frost	Mr. E. A. Taft
Mr. Phineas Pierce	Mr. J. C. Baird
Mr. Harrison Gardner	Mr. H. A. Willis

Mr. W. H. Milliken

The Parker House was as careful in its care of the ladies as of their better halves even in the days before universal suffrage had become a fact. Here is the menu for a breakfast given by the New England Women's Press Association in 1889, after Mr. Parker had died.

BREAKFAST IN HONOR OF
DR. AMELIA B. EDWARDS
given by the
NEW ENGLAND WOMEN'S PRESS
ASSOCIATION,

Parker House, November 29, 1889.

POTAGE

Consommé Chatelaine

Hors d'Oeuvres

Tomatoes Cucumbers

POISSON

Saumon à la Princesse Pommes de Terre Gastronome

RELEVE

Filet de Bœuf à la Trianon
Petits Pois à l'Anglaise

ENTREE

Ris de Veau aux Champignons
Brussell Sprouts Sauté
Sorbet Egyptienne
Cote d'Agneaux, Purée d'Espinaide

ENTREMENTS DE DOUCEUR

Gélée à la Cairo Café Parfait Meringue à la Fraises
Fruit Glacé à la Noix Petits Fours
Café Thé

COMMITTEE

Estelle M. H. Merrill Evelyn Greenleaf Sutherland
Belle Grant Armstrong Sallie Joy White
Elizabeth Merritt Gosse

When the new building of the Parker House was opened to the public, May 12, 1927, the following dinner was served to its guests: —

DINNER
Hors d'Oeuvres, Parker House
Cream of Fresh Mushroom

Celery Olives Nuts
Coquille Sole Mornay
Boned Squab Chicken, French Style
Rissolé Potatoes New Peas
Fresh Asparagus, Vinaigrette
Mousse Commonwealth Petits Fours
Demi-Tasse

Parker House
May 12, 1927.

CHAPTER THIRTY-SEVEN

The Old Parker House and the Saturday Club

EVERY large city in the country has had some one hotel the name and fame of which is known all over the world according to an article in a recent number of *The Saturday Evening Post*. "The Parker House in Boston, the Planters in St. Louis, the Brown Palace Hotel in Denver, the St. Francis in San Francisco and the Palmer House in Chicago. Washington had its Harvey's, Philadelphia its Green's Hotel — and New Orleans still boasts of the old St. Charles." And you will notice that leading the list quite properly is the Parker House in Boston.

The man does not live who can tell just what attributes are necessary to make a hotel succeed and in what proportions they should exist. The convenience of its location, the comfort of its rooms, and the excellence of its table, are some and, before prohibition, the quality of the contents of its cellar no doubt was one of them. Unobtrusive but willing service also is necessary. But by and large it was that indefinable atmosphere which makes the guest of the hotel feel that once within its doors he is at home that made Parker's famous and has made it necessary to build a larger home to house the ever increasing numbers of its patrons.

The names of its guests are those whose names have

filled the pages of "Who's Who" in America. There is not space enough in the pages of this little book to do them justice. But it is interesting to recall some of them to mind.

When Harvey D. Parker opened his original hotel on School Street over seventy years ago the Golden Age of Literary Boston was at its height. The Boston bookshops were an ideal bookman's exchange. The Old Corner Bookstore at the corner of School and Washington streets, built in 1712, just after the great fire of 1711, was for more than half a century the literary centre of Boston. Club life was confined to the few members of the Temple founded in 1829, the Tremont founded in 1852, later to become the Somerset, and to the Union founded in the sixties. Dining clubs which met regularly at some hotel supplied the need which the club of today seeks to fill.

The Saturday Club was unique among the professional dining clubs of the sixties, and the Parker House was its home. Ralph Waldo Emerson, James Russell Lowell, Henry Wadsworth Longfellow, Oliver Wendell Holmes, John Greenleaf Whittier, Edwin P. Whipple, Charles Eliot Norton, Benjamin Peirce, Louis Agassiz and Nathaniel Hawthorne (he died in 1864) were among the earlier members of this club who regularly attended its meetings at the Parker House. William Dean Howells, Thomas Bailey Aldrich, Francis Parkman and others who had attained the intellectual heights were admitted to the charmed circle in the next decade.

Sherwin Lawrence Cook recently referred to the Saturday Club in an article in the Boston *Transcript*, when he wrote:

"Think of an organization, not formal, that could hold these men! Think of being brought as a guest and seeing Agassiz expansive and cordial at the head of the table, and Longfellow, as kindly and charming with shaven chin as behind the flowing beard of later years, at the foot. There is Holmes, eye twinkling and humor flashing; Lowell, a little less demonstrative but with wit and retort, sure and suave; near him, taking refuge under his wing sits the great author of 'The Scarlet Letter,' a little timid and a better listener than talker. Here is the Quaker Whittier, grave in general guise, but smiling at the sallies of Holmes, who loved him. Here, mildly content, choosing his words carefully and slowly, accepting gently the deference even of the greatest, sits Emerson."

Occasionally some guest from the outer world, a man of letters from some other country was entertained. Then there was speech making and clever and gracious reply. Matthew Arnold was the guest of the club during his visit to Boston and Cambridge.

Charles Dickens while staying at the Parker House was the guest of honor at a meeting held Saturday, November 30, 1867, two days before he commenced his readings in Boston. Mr. Edward F. Payne, the worthy president of the Boston Branch of the Dickens Fellowship, has written most entertainingly of the so-

journ of Mr. Dickens at the Parker House and kindly has allowed me to use the advance proofs of his book which is to be called "Dickens' Days in Boston." I should like to repeat all that he has written, but once more the space allotted me prevents. Mr. Payne writes, "He sat between Longfellow and Holmes while Richard Henry Dana, James T. Fields, James Russell Lowell, Ralph Waldo Emerson, Dr. Samuel Gridley Howe and others were about the board. Longfellow said of it: 'A delightful dinner — we stayed until near ten o'clock.' And Dickens wrote home of his pleasure in the company of so many famous friends."

One of the last of the choice functions of the club was a reception to its fellow member Holmes at the Parker House upon his return from that last and wonderful visit to England, of which he gossiped in "Over the Tea Cups."

CHAPTER THIRTY-EIGHT

Charles Dickens and the Dickens Room in the New Building of the Parker House

CHARLES DICKENS deserves more than a passing line. He came to Boston at the urging of James T. Fields of the firm of Ticknor and Fields of Old Corner Bookstore fame to give a series of readings in the United States. He landed at Boston on November 19, 1867, and took up his residence in the Parker House. While there he occupied the suite numbered 338 on the third floor at the corner of School Street and Chapman Place together with his English Manager, Mr. George Dolby. Dolby seems to have been an interesting character, and Dickens wrote of him from the Parker House to Miss Georgina Hogarth: "His work is very hard indeed. Cards are brought to him every minute in the day; his correspondence is immense and he is jerked off to New York, and I don't know where else, on the shortest notice and the most unreasonable times. Moreover he has to be at 'the bar' every night, and to 'liquor up with all creation' in the small hours. He does it all with the greatest good humor and flies at everybody who waylays the 'Chief,' furiously. We have divided our men into watches, so that one always sits outside the drawing-room door.

"Dolby knows the whole Cunard line, and as we could

THE PLAYERS IN "PICKWICK" TAKEN IN THE DICKENS ROOM OF THE PARKER HOUSE, MAY 12, 1927, BEFORE THE FIREPLACE WHICH WAS IN THE SUITE OCCUPIED BY CHARLES DICKENS DURING THE WINTER OF 1867-8.

Left to right: Nathaniel Winkle (Ralph Bunker); Augustus Snodgrass (MacKenzie Ward); Samuel Pickwick (John Cumberland); Tracy Tupman (Harry Plimmer); Alfred Jingle (Hugh Miller).

not get good English gin, went out in a steamer yesterday and got two cases (twenty-four bottles) out of Cunard officers."

Which would indicate that Mr. Dolby was a manager indeed.

Dickens began his readings at Tremont Temple December 2, 1867.

Among the many pleasant incidents in connection with his stay at the Parker House is the visit made to Dickens' apartment by a little girl, Pauline Root, the daughter of James Edward Root, a prominent Bostonian who was a regular attendant at his lectures. Pauline Root is now Mrs. De Forest Danielson. I again quote Mr. Payne: —

"An extract from Mr. Root's diary, which not only tells of this incident but also gives an idea of the high regard in which Dickens was held by the best people of the town, will be interesting.

Wednesday, April 8th, 1868. A memorable event happened to Pauline today. After dinner Addie (Mrs. Root) took her down to the Parker House. Miss Porter sent for Dickens' private waiter and asked if Dickens was in his room. He replied that he was but was at dinner. She then asked him to take Pauline up to see him, and he did so very cheerfully, though part of his duty is to stand at the door and act as a dragon to keep the rush of visitors at bay. Her looks perhaps softened his rigour, at all events he led her to the door, told her to knock and sent her in. She said, "Is Mr. Dickens in?"

Mr. Dickens was in — he was at the table with Mr. Dolby — he spoke to her pleasantly and kindly and she went up and put a few rose buds on his table. He shook hands with her and kissed her and talked with her several minutes, holding her hand in his. She then left telling him that 'she hoped she should see him again and that she would like to hear him read if he would only read in the afternoon.' He smiled and said he wished he could for her sake, or something like that and thus ended an interview of which I am very proud and which I hope she will never forget. I feel the more gratified because her visit seemed to give him pleasure and there was no effort to accomplish it though in general he is almost inaccessible to strangers.

Mr. Root wrote a note of thanks to Dickens, also expressing regret at his illness and received in return what was probably the last note Dickens wrote in Boston, for it was left for Mr. Root at the Parker House in the forenoon of April tenth just before the Dickens party left for New York. The author, as he came down to the office on his way out, left the note at the desk with instructions that it be delivered to Mr. Root, personally, Mr. Root having placed no return address on his note to Dickens."

"Boston, *Thursday Night,*
Dear Sir: *Ninth April, 1868.*

Allow me to thank you for your sympathetic letter and to assure you of the real pleasure and interest I have derived from your charming little girl, the prettiest of all the flowers

that have graced my room, and with an innocent, perfectly balanced self-possession such as the queen of the fairies might envy.

Believe me, Faithfully yours
CHARLES DICKENS

A photographic copy of this characteristic letter now hangs in the Dickens room of the new Parker House.

Another but more humorous incident of Mr. Dickens' stay is the walking match which was arranged between James R. Osgood who represented Ticknor and Fields and his manager George Dolby. Again quoting Mr. Payne,

"The idea appealed immediately to Dickens and he undertook the training of the men, taking them for rather unwelcome long walks at every opportunity, and he also wrote out the humorous articles of agreement, which document has come to be known as the 'Walking Match Broadside,' a copy of which hangs in the Dickens Room in the new Parker House.

"On February twenty-ninth when Dickens was back in Boston for his readings, the match came off. 'The Boston Bantam' winning from 'The Man of Rose,' names given Osgood and Dolby by Dickens, who referred to himself as 'the Gads Hill Gasper' in his humorous story of the event, which is a part of the 'Broadside.'

"To celebrate the event Dickens gave a dinner to several of his friends on the night of February twenty-

ninth in the dining room of Parker's, where the table was such a masterpiece of floral decoration that the public was admitted for a view a short time previous to the dinner.

"The guests were Mr. and Mrs. James T. Fields, Mr. and Mrs. Charles Eliot Norton, Professor and Mrs. James Russell Lowell, Dr. and Mrs. Oliver Wendell Holmes, Mr. and Mrs. Thomas Bailey Aldrich, Mr. and Mrs. Howard Malcolm Ticknor, Professor Henry W. Longfellow, Miss Alice Longfellow and Mr. Schlesinger. The only member of that party now living is Miss Longfellow, and she recalls that both Mr. Dickens and Mr. Dolby made short and witty speeches, and in the book 'Crowding Memories' by Mrs. Aldrich and in Mr. Howe's 'Memories of a Hostess' compiled from Mrs. Fields' diaries, the affair is described as one continual delight."

The Parker House is proud of the fact that Charles Dickens was once its guest and has placed in a room in the new hotel building, which it has caused to be decorated in the best Mid-Victorian manner, the fireplace mantel and mirror which were part of the original Dickens suite. This room which is called the Dickens' Room is primarily for the use of the Dickens Fellowship which has contributed no end of interesting pictures and memorabilia connected with the Boston sojourn of the great master of comedy and tragedy. Mr. Payne aptly says,

"This Victorian mirror has reflected not only the

mage of the great author, but also many of the characters in his readings, for it was his custom to practice every pose and expression before going down to the Tremont Temple for his public appearance, and it has reflected the groups of Boston friends that gathered here, those many famous faces now vanished forever.

Before that marble fireplace, Dickens and Dolby often sat after the readings and talked of home, and here were nights when Fields, Longfellow, Aldrich, Holmes and others gathered 'round its cheery glow, and the walls of the room rang with laughter'."

CHAPTER THIRTY-NINE

In Which Other Famous Guests and Events Are Introduced to the Reader

PRESIDENTS and statesmen have made the Parker House their home while in Boston, and noted actors and actresses have found here a refuge of rest after the glare of the footlights. Generals Grant, Sherman, Hancock and Garfield have stayed here and Grant again when President of the United States in 1875 with several members of his cabinet were guests of the old Parker House. Adelina Patti, Sarah Bernhardt, Ada Rehan, Henry Irving, Edwin Booth and Richard Mansfield are names which come most readily to mind. Charlotte Cushman passed her last days at the Parker House in the suite which Dickens formerly had occupied. The Chinese Embassy made its headquarters here during its stay in Boston.

Rufus Choate, the silver tongued orator whose handwriting was so bad that he used to bring his own manuscripts to his partner to decipher, honored Parker's with his presence. Felix O. C. Darley, the American artist who illustrated many of Dickens' works, William H. Prescott, the historian, Charles Sumner, the great anti-slavery senator of Massachusetts, Major Henry L. Higginson, Boston banker and Harvard's benefactor, John Lothrop Motley, famous for his historical works,

PRESIDENT ULYSSES S. GRANT

Richard Olney, Secretary of State under Cleveland, Governors John D. Long, William E. Russell and Roger Wolcott, Senators Henry Cabot Lodge and Winthrop Murray Crane frequently found their way through its hospitable doors. Mrs. "Jack" Gardner, whose Italian Palace with its famous art collection is in the Fenway, always dined on Sunday night when in town at the Parker House.

The blue clad troops of the Union Army passed along its front on their way to save the nation and the shattered regiments on their return again passed it in parade bearing the battle flags which are now gathered together in the Hall of Flags in the State House on Beacon Hill. The old hotel saw the Massachusetts volunteers leave for the Spanish War and saw them return marching along the street where the train bands of Colonial Days had passed to the music of drum and fife as they left for the French and Indian War and to take their part in the capture of Louisburg.

The veterans of the Yankee Division have passed its doors with bands gaily playing along the self-same street where so many years before Lord Percy and the British Regulars gathered before that memorable march to Lexington and Concord. The old street has rung with the cheerful voices of young lads thronging to school and each year for many years past has resounded to the martial tread of the school regiment of Boston passing in review before its mayor. And here in the old hotel many of these same boys, grown to manhood,

have gathered at commencement time for their Harvard class reunion dinners.

> Such guests! What famous names its record boasts,
> Whose owners wander in the mob of ghosts!

PART IV

The New Building of The Parker House

CHAPTER FORTY

In Which the New Building of the Parker House Is Described in Story and Picture

The new building of the Parker House is the joint product of Claude M. Hart, president of the J. R. Whipple Corporation which owns it, and G. Henri Desmond the architect who designed it. Neither Mr. Hart nor Mr. Desmond were born in Boston, and yet their entire business life has been spent here and they have become thoroughly imbued with the spirit of Boston. Mr. Hart entered the employ of Joseph Reed Whipple nearly forty-five years ago and since Mr. Whipple's death in 1912, he has been the presiding genius of the three Whipple hotels. He is the typical old time New England landlord, personally attending to every detail which affects the comfort of the guest within his house. Mr. Desmond's first employment as an architect was by Mr. Whipple and no work on any of the Whipple hotels has since been done by any other architect.

A hotel is not that structure of stone, brick and steel which meets the eye of the guest who enters its doors but consists of the atmosphere of hospitality, comfort and entertainment which he finds once he has crossed its threshold. There are places where such attributes have existed for so many generations that they have become traditional and impose upon their occupants the

THE SCHOOL STREET ENTRANCE OF THE PARKER HOUSE

duty of carrying on the manner and after the example of those who have gone before. And this Parker House is such a place. In this view, the Parker House is not merely the hotel which has existed successfully for nearly seventy-five years under that name, but is that spot where certainly since 1704 the spirit of hospitality, comfort and entertainment has predominated, beginning with John Mico and coming down with ever increasing strength through Colonel Jacob Wendell, the Boylstons, Lieutenant-Governor Moses Gill, Harvey D. Parker, and J. Reed Whipple to the present owner the J. R. Whipple Corporation.

It became apparent some years ago that the old Parker House and Young's Hotel were not adequate to supply efficiently all the comforts to which Mr. Hart felt that the guests of such famous houses were entitled. It was obvious that the best way to get the desired result was to tear down and build anew. The problem which confronted them was not hard to solve as far as it had to do with the cost of a new building, but many weary hours were spent in planning that new building so that in spite of its size and height it should conform to the traditions and spirit of old time Boston. Given the money to spend, any one can turn out a monumental structure which will delight the eye but which will in no way provide the homelike atmosphere which the guests of the old Parker House so much enjoyed. Mr. Hart and Mr. Desmond have solved this problem and once more the School Street doors are open to

THE SCHOOL STREET ENTRANCE OF THE PARKER HOUSE AS SEEN FROM THE LOBBY, SHOWING STAIRWAY LEADING TO LOUNGE

ose who are glad to find themselves in very truth, me again.

The new building rises fourteen stories above the eet. Its exterior is both imposing and beautiful. olished, black Quincy granite has been used up to the cond story and from there up limestone and a buff lored brick. The street floor has stores. One entrance the Hotel is on School Street and one store and anher entrance are on Tremont Street. The exteriors the stores and street entrances are bronze which ford a pleasing contrast to the shining black granite. verhanging the entrance there are bronze marquises nich are illuminated at night. The street floor unuestionably is one of the most attractive to be found nywhere and has many features never before seen in oston.

The new building and the Annex together contain pproximately eight hundred rooms. It is fireproof nroughout and modern in every respect. The bustle nd hurry of Boston's busy streets are soon forgotten hen you have entered the Parker House. The walls f the two main lobbies are panelled from floor to eiling with American oak. The ceilings are perfect xamples of the plasterer's art. The floors which are artially covered with thick rugs are of limestone, a ooring generally found only in the finer clubs and resdences. The furniture is covered with genuine Spanish eather and is of the comfortable lounge type. The oors to the elevators are richly designed bronze as is

STAIRWAY LEADING TO THE SCHOOL STREET ENTRANCE OF THE PARKER HOUSE FROM LOWER LOBBY — A FINE EXAMPLE OF EARLY AMERICAN ARCHITECTURE.

also the screen separating the office and clerks from the main lobby. In one corner of the lobby is the news and cigar counter.

Adjoining the lobby is the main dining room. This is designed after the Georgian period of Grinling Gibbons. The walls are finished in panelling of walnut with a frieze of carved limewood and the ceiling is of richly ornamented plaster in keeping with that period. Three large crystal chandeliers are suspended from the ceiling all tending to make this room a delightful example of its kind.

The portraits in oils of famous Americans which used to hang in Young's Hotel are hung on the panels of the lobby and the main dining room.

The kitchens in which is cooked and prepared all the food used in the Hotel are situated in the rear of the main dining room. Here are baking ovens, meat ovens, grills and the thousand and one appliances which go to equip the modern large hotel. One is impressed by the order and cleanliness of it all.

The Parker House has always been noted for the excellent quality of its food, and the epicure would be greatly interested if he could see the meats, vegetables and dairy products from all parts of the world stored in the latest custom built-in cork and cement refrigerators. Corkboard is nature's own insulating material, and has all of the qualities necessary to make the perfect insulator. It is practically fireproof. It will not absorb moisture. It is verminproof, and when finished with

THE TREMONT STREET ENTRANCE OF THE PARKER HOUSE AS SEEN FROM THE LOBBY.

Portland cement plaster the refrigerators are absolutely sanitary and easy to keep clean.

Nestled in the corner of the building just above the main lobby are the lounge and library. The walls are finished in small oak panels and the ceilings of ribbed lace work plaster. These rooms are replicas of an Early English period. In the casement windows looking out on the street are leaded glass panes portraying interesting scenes which attract the eye of the observer. Here one of Paul Revere on his famous ride, there King's Chapel, the Old State House, the coat of arms of the Parker House, the shield of the Commonwealth and many others, in antique glass. Comfortable chairs and sofas invite repose.

The second floor lobby is reached by the broad flight of stairs which leads off the lounge. The club rooms, private dining and banquet rooms are located here. This floor will house the many famous clubs and organizations which have for years maintained rooms at both the Parker House and Young's. On this floor also are located the club rooms of the Boston Bar Association.

The main banquet room is panelled from floor to ceiling in rich mahogany. Carved ornament which is covered with gold leaf furnishes a striking contrast with the dark background, as do the gilded lighting fixtures. Draperies of old blues harmonize with the surroundings.

Farther down the corridor is the Dickens room furnished after the Mid-Victorian style of the room in the old Parker House in which the famous writer lived.

THE MAIN LOBBY OF THE PARKER HOUSE AS SEEN FROM THE

The guest rooms and parlors are above this floor. ach room is beautifully appointed, and due to the lo- tion of the Hotel, many beautiful vistas of old Boston eet the eye; Boston Harbor, King's Chapel, the urying Ground, Park Street Church and the Com- on are some of the views to be obtained from the guest om. The tier of bay windows at the corner of Tre- ont and School streets is a feature of the new as it was the old Parker House. The bay gives each corner om a view in every direction excepting southeast. ven the glass door knobs in each room are a unique ature. These were first designed for use in the Hotel ouraine and are distinctive of the Whipple Hotels. ach guest room has a bathroom, compact but roomy. Over each tub is located a shower bath having a tem- erature controlling valve, enabling the guest to take shower with water of any degree of temperature e may desire by the simple operation of one handle aving an indicator to show the degree of warmth or old. The shower head has as an additional refinement, valve to control the force of the water coming from he shower head.

The drinking water is an independent system. The ater is chilled by mechanical means and purified by a rocess of filtration insuring the guest pure and cool rinking water in each room twenty-four hours a day. The high speed elevators are panelled in oak to match he public space in the Hotel.

In the basement we find another lobby, which is de-

signed in the Early American period. Huge oak beams edged and hewn by hand divide the ceiling into panels. Wide pine sheathing forms a wainscot around the room. Early American lanterns and lighting fixtures, Colonial hardware and furniture, old prints on the walls all tend to make an interesting example of this period.

The café, barber shop and telephone and wash rooms lead off this lobby. The café is the same period as the lobby. Comfortable stalls built of pine line the walls; American Windsor chairs cluster around tables in the centre of the room. Notable people will gather here each day at lunch time as they always have in the old Parker House and Young's Hotel.

The barber shop is designed in the most modern manner but a bit different from the all white shop usually found in modern hotels. The floor is of black and white marble and the walls have a black Carrara glass base and white dado — above the dado the walls are white. The barber shop has a complete service for each barber of hot, cold and chilled water.

The radiators throughout the building are hung on brackets on the walls.

The temperature of the fresh air blown into the building, also the temperature of all public rooms, is maintained constant by a system of temperature control.

The steel smoke stack is sixty-six inches by forty-four inches oval and two hundred and twenty feet high.

One of the most important pieces of apparatus necessary for the maintenance of a building of this type is the

PART OF THE MAIN DINING ROOM OF THE PARKER HOUSE

vacuum cleaning equipment. This building is equipped with a built-in vacuum cleaning system of risers, with approximately twelve outlets on each floor.

The mechanical appliances used in the plumbing system are located in the basement, where guests usually do not visit unless they are mechanically inclined and desire to keep abreast of the times on such things. There are several water systems in the hotel and separate hot and cold water systems for the service section and for the guests. In order to divide the water supply in this manner and also to attain a thoroughly protective fire standpipe system a complete pneumatic apparatus was so well planned and developed that various public and semi-public officials have stated that it will serve for many years as the finest specimen of advanced engineering in fire protection systems inside modern buildings.

The rest of the basement and sub-basement are devoted to helps' locker rooms, laundries, refrigeration and the mechanical plants. These, by the way, are well worth seeing even by the layman who will get some idea of the vast machinery necessary to heat, ventilate and administer to the physical side of a large modern hotel, a most complex system arranged in a simple manner.

CHAPTER FORTY-ONE

In Which We Take a Stroll About the Parker House and Tell of Some of the Pictures by Famous Artists Which Hang Upon its Walls and This Chronicle Comes to an Artistic End

WHEN the doors of the new building of the Parker House were thrown open to the public, Young's Hotel was closed. For nearly seventy-five years the successive owners of each hotel had been acquiring here a portrait, there a landscape, and now a good bit of still life, a water color, a marine or two, a choice engraving, a rare old print or maybe a worth while etching until the walls of these old hotels were well covered with the pictures of famous artists or with copies of great value. It would take much time, a full pocket book and a discriminating eye to gather together such another collection as was taken down, carefully gone over and re-hung upon the walls of the new building of the Parker House by Doll and Richards, experts in all things artistic.

Description is a poor substitute when pictures can be viewed, and if the reader of this chronicle is at all interested it will pay him to wander about the halls and rooms of the Parker House and look over this truly remarkable collection.

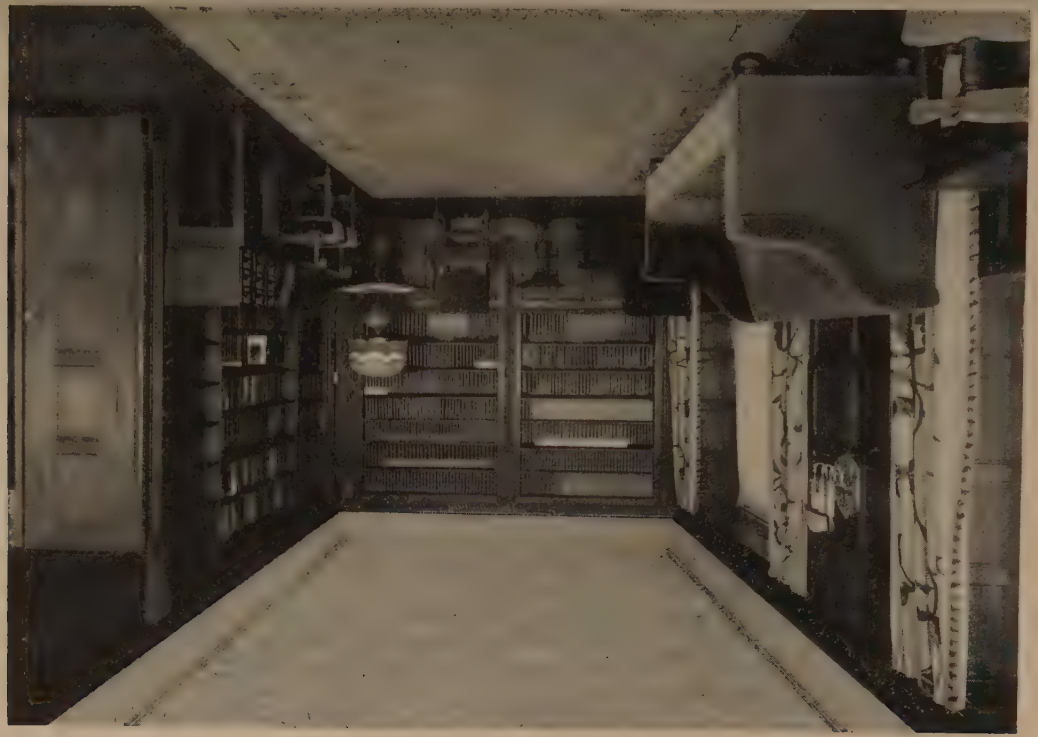
ENTRANCE TO THE LIBRARY OF THE PARKER HOUSE
FROM THE LOUNGE

Entering the Parker House through the Tremont reet lobby, on the right hand wall nearest the door ngs a fine portrait of Wendell Phillips by Frederick Vinton, an eminent portrait painter, born at Ban-r, Maine, 1846. He was a pupil of Hunt in Boston d Bonnat and Laurens in Paris. He received an norable Mention in the Paris Salon of 1890. In 1891 nton became a member of the National Academy of sign. His best works were his portraits of men, iong which were the leading statesmen, jurists and thors of his day. He died at Boston in 1911.

Next is Washington, a copy after a portrait by lbert Stuart, 1755-1828. The original was painted in ril, 1796, for William Bingham, Esq., of Philadelphia, nator in Congress, patron of the Fine Arts and a end of the artist. It now belongs to the Pennsylvania cademy of the Fine Arts, Philadelphia.

Beyond this is Franklin, painted by Otto Grund-ann. This artist was born in Dresden, 1848. Studied the Academies of Dresden and Antwerp, and at aris. He established himself at Düsseldorf, where he mained until 1876 when he accepted the appointment Director of the Art School of the Art Museum of oston. He later returned to Dresden where he died 1890.

On the opposite wall nearest the street is a portrait Lincoln, probably the work of Albian H. Bicknell, rn in 1837 and died in Malden in 1915. He painted iefly portraits and historical subjects.



Beyond is Grant, painted by Robert Gordon Hardie. This painter was born at Brattleboro, Vermont, 1854. Studied in New York City and at the Ecole des Beaux Arts in Paris. In 1897 he was elected a member of the Society of American Artists. Hardie died at his native town in 1904.

Over the office desk hang four crayon drawings from left to right, George Young, J. Reed Whipple, Harvey D. Parker and John F. Mills.

On the wall next School Street in the main dining room hangs an oil portrait of Harvey D. Parker. In the same room on the wall opposite the window is Washington, a copy after Stuart of his portrait done at Philadelphia in 1798. The original belongs to the Boston Athenæum by whom it is lent to the Museum of Fine Arts, Boston.

Next Madison, also a copy after Stuart, the original of which, done in 1804, is privately owned in Pennsylvania.

Beyond this, Munroe, a copy after Stuart, the original, painted in 1817, is owned by the Pennsylvania Academy of the Fine Arts.

Next John Quincy Adams, a copy after a portrait painted by John S. Copley, 1737-1815, done at the time Adams was United States Minister at The Hague, in 1795. The original belongs to the Museum of Fine Arts, Boston.

Lastly hangs a Webster, the work of Court.

At the foot of the stairs going from the Lobby to the

THE CAFE OF THE PARKER HOUSE—EARLY AMERICAN IN TREATMENT AND THE BEST PLACE IN

floor above hangs an interesting canvas done by Edouard A. S. Toudouze, born Paris, 1844. Pupil Ecole des Beaux Arts, where he won the Grand Prix de Rome in 1871. He won a number of medals in various Salon Exhibitions. His work is to be found in several European Art Galleries. Toudouze died in 1909. This picture "Heirlooms" is dated 1882.

At the head of the stairs hangs "The Rehearsal," an important example of the work of Reinhard S. Zimmermann, born at Hagenau, on Lake Constance, 1815. Studied in Munich. He painted in France, Belgium and England, finally he returned to Munich where in 1850 he made his first great success. His genre pieces were characteristic for brilliant execution. He received many medals and was a member of the Berlin Academy. His works are in many museums throughout Europe and in private collections both there and in America.

Directly opposite hangs the "Coming Storm," showing sheep clustering for protection against the winter blast. This painting was done by August Frederick A. Schenck who was born at Glückstadt in 1828. Studied in Paris with Cogniet. Becoming an animal painter he went to Ecouen, near Paris to live. Awarded prizes in Paris in 1865 and Philadelphia in 1876. His work was much sought for and in America his pictures were highly prized during the last quarter of the last century.

To the right of the door to the ladies' room in the

A CORNER IN THE CAFE OF THE PARKER HOUSE. GOOD FOOD AND QUIET CAN BE HAD HERE

corridor hangs a small Venetian scene by Rubens Sanloro, an Italian painter of the last part of the last century.

Turning to the left and beyond the entrance to the ladies' room hangs a fanciful "Portrait of a Lady," by N. T. Leganger, an artist represented in the Parker House collection by several examples.

On the wall opposite the stairway going from right to left is the "French Landscape with Geese," a beautiful picture painted in France, 1880, by Frederick D. Williams who was born in Boston but spent most of his life in Paris.

Next to the left is an equally fine canvas "The Grand Canal, Venice," by Edmond Yarz, born at Toulouse. He first exhibited in the Paris Salon of 1876. In 1884 he there gained a medal and in 1889 was awarded a gold medal. In 1903 Yarz was made a Chevalier de la Legion d'Honneur.

Beyond a smaller picture, "Reconnoitering," the work of the famous military painter Paul L. Grolleron. Born at Seignelly, France, in 1848. Studied with Bonnat and in 1875 exhibited at the Salon, Paris. It was in 1882 that he took up military subjects. So successful was he that he devoted the rest of his life to that type of subjects. He gained a number of medals in the Salons where from year to year his paintings were to be seen. Grolleron died in Paris in 1901.

Turning into the corridor to the banquet room there hangs a charming painting "Pig-a-Back," by Georges

THE BARBER SHOP OF THE PARKER HOUSE JUST OFF THE LOWER LOBBY

Haguette. Born at Paris in 1854 and a pupil of Cabanal. He received a medal in the Salon of 1880. He became a popular genre and portrait painter in the last quarter of the nineteenth century. He died in 1906.

On the same wall between the doors to the banquet room hangs a large canvas of J. Reed Whipple's "Horses and Groom." This is from the brush of Nicholas Winfield Scott Leighton. Born at Auburn, Maine, he became a very able and popular animal painter, especially was he famous for his portraits of horses. In his day he painted many of the noted horses in New England. Leighton was a member of the Boston Art Club and died in 1898.

Beyond the doors "Gathering Apples," showing three girls with baskets filled, is the work of Louis or Ludwig Bruck-Lajos. Born in Hungary, 1846. Studied at the Vienna Academy and for a short time at the Academy in Venice and with Munkacsy at Paris. Many of his paintings found their way into American private collections during the '70s and '80s. Bruck-Lajos died in 1910.

On the wall opposite the "Pig-a-Back" hangs "Children Playing," by Felix Schlesinger. Born at Hamburg in 1833, a pupil of the Düsseldorf Academy. He went to Paris for a few years and finally settled in Munich.

Turning again into the main corridor, on the wall before reaching the coat room hangs a fruit piece by Edward C. Leavitt. He attained considerable reputa-

ONE END OF THE BANQUET HALL OF THE PARKER HOUSE. NO PICTURE CAN DO THIS ROOM JUSTICE

ion as a painter of still life. He first exhibited at the National Academy of Design in New York City, in 875. Leavitt died at his home in Providence, Rhode sland, in 1904.

At the end of the corridor is a small still life by A. L. Brackett.

On the end wall to the right of the entrance to the ooms of the Boston Bar Association is "The Cherry Girl," by Pierre-François Bouchard. Born at Lyon in 831. A pupil of the Ecole des Beaux Arts de Lyon. He vent to Paris and studied under Hippolyte and Flandrin. Exhibited in the Paris Salon of 1863 and gained an Honorable Mention. Bouchard died at Villiers-le-bel in 1889.

On the wall opposite the coat room and to the left of the door to the Bar Association hangs "Driving on the ice," from the hand of Matteo Lovatti. Born at Rome n 1861. His works have been exhibited in the principal art centres of Europe, especially in Turin, Milan, Rome, Munich and Vienna. He lives in Rome.

To the left is a good marine piece by William F. Halsall. Born at Kirkdale, England, in 1841. At the age of twelve he went to sea. He joined the United States Navy during the Civil War after which he took up painting. He was a member of the Class of 1874, Massachusetts Institute of Technology. He devoted his life however to marine painting. His "Mayflower," n Memorial Hall, Plymouth, is among his best known pictures. Halsall died in 1919.

THE LOUNGE IN THE SUITE OF THE BOSTON BAR ASSOCIATION IN THE BARKER HOUSE

Beyond this is seen "The Landing," an interesting landscape by N. T. Leganger.

And just beyond the door to the men's room on the same wall hangs a small painting "Arabian Horsemen," a characteristic example of Gustave Simoni. Born at Rome in 1846. He studied at the Academy of San Luca, Rome. He is represented in the public Art Galleries at Glasgow, Leipsic and Melbourne.

In the banquet room, over the mantel hangs a very good "Fruit Piece," painted in 1886 by Edward C. Leavitt, mentioned above.

On either side of the Leavitt hang still life paintings of "Fish," both by Walter M. Brackett. Born at Unity, Maine, in 1823. He was a self-taught artist who began painting portraits but soon made a specialty of game fish and with this subject matter attained considerable vogue among collectors. These two pictures are especially good examples of Brackett. He was one of the founders and President of the Boston Art Club. He had received medals at the Universal Exposition, Vienna, and at the Centennial Exposition, Philadelphia, 1876. A picture by this artist is in Buckingham Palace, London. He died at Boston in 1919.

On the wall opposite the entrance is a large still life "Fish," by Edward C. Leavitt, which demonstrates how capable a painter he was and that he was not confined entirely to his better known pictures of fruit and flower studies.

On the end wall opposite the fireplace are two fine

"Game," still life paintings of 1871, both executed by Thomas H. Hinckley. Born at Milton, Massachusetts, in 1813. He early devoted himself to animal painting. In 1851 he went abroad to study the work of Sir Edwin Landseer. In 1858 two canvases of dogs and game were exhibited at the Royal Academy, London. Among his early works were a few portraits and landscapes. Hinckley died in 1896.

Between the doors is a characteristic work "Landscape with Cattle" by Wilhelm Frey, painted at Munich in 1882. Frey was born at Karlsruhe in 1826. Pupil of Heinlein, he exhibited at the Academy in Munich in 1845 to 1852. Being a good singer he appeared on the professional stage between 1855 and 1869 but without giving up painting in his spare time. In 1869 he removed to Bavaria, where he painted the peasant life in the Alps. He was a regular contributor to the Munich and Berlin Exhibitions for years and in 1895 became the director of the Ducal Palace at Mannheim where he died in 1911.

In the private dining room No. 170 hangs "The Water Lilies," by Charles A. Walker. Born at London, New Hampshire, in 1848. While engaged in scientific research work at the Peabody Academy of Science at Salem, Massachusetts, he developed a talent for both wood and copper plate engraving. Later he taught himself the art of painting in oil. The example in the Parker House is one of his best, done in 1884. Walker was a member of the Boston Art Club and the Copley

A TYPICAL BED ROOM OF A TYPICAL SUITE IN THE PARKER HOUSE

Society, also of Boston. He died at Brookline, Mass., in 1920.

Also in this room is a very characteristic example of Franklin W. Koger's, "Dogs and Cat." This artist was born at Cambridge, Massachusetts, in 1854. In 1874 he became a pupil of J. Foxcroft Cole and became well known for paintings of dogs. Among his works are the portraits of many thoroughbreds. He died at Hingham, Massachusetts, in 1917.

In private dining room No. 148 is another still life "Fruit Piece," by N. T. Leganger.

In private dining room No. 118 hang many beautiful photographs.

The café is hung with early American and English sporting prints in color. To mention only a few, James Ward 1769-1859, after Morland; John Harris, flourished 1830-1860, after Herring; J. Raphael Smith, 1752-1812 after Morland; and prints by Harry Alken, 1784?-1851.

In each bedroom is hung a picture, for the most part, either an etching or an engraving, the works of many prominent artists of the later part of the nineteenth century. Such men as Felix Bracquemond, 1833-1915, after Millet and Messonier; — Frederick Stacpoole after Leslie; Joseph B. Pratt, 1854-1910 after Bonheur; Thomas Landseer, 1795-1880 after Sir Edwin Landseer; Theophile N. Chauvel, 1831 after Daubigney and Corot; Benjamin Dammon, 1835-——, after Millet; Thomas G. Appleton, 1854-——, after Boughton; Jules Jacquet

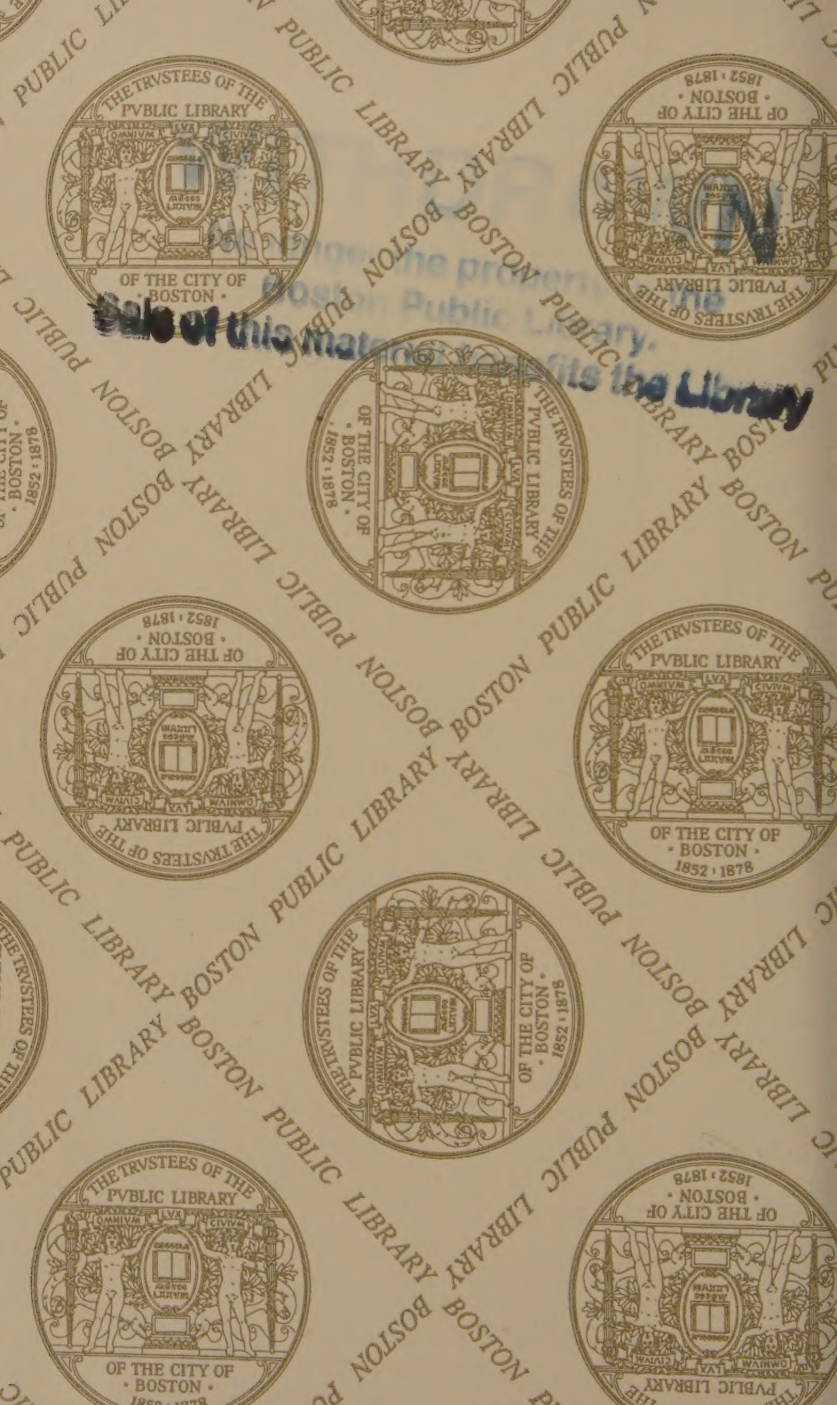
WHERE THE FOOD IS COOKED—A VIEW BEHIND THE SCENES AT THE PARKER HOUSE

WHERE SERVICE BEGINS AT THE PARKER HOUSE — IT NEVER ENDS

1841- ——, after Morland; James J. Chant, 1819- ——, after Reynolds; Samuel Cousins, 1801-1887, after Reynolds and Millais; Charles A. Waltner, 1846- ——, after Reynolds; Stephen Parrish, 1846- ——, after Brown; Brunet-Debaines, 1845- ——.

In the parlor suites are water colors and important etchings. Among the most noted are no less than seven valuable prints by that great architectural etcher Axel H. Haig, 1835-1921. The Parker House is the fortunate possessor of ten etchings after the paintings of W. Dendy Sadler interpreted by such etchers as: H. Macbeth-Raeburn, 1860; William H. Boucher, 1842- ——; Eugene Gaugean, 1850- ——; and Victor L. Focillon, 1849; and an engraving by the great S. Arlent Edwards, 1861, still living, besides a number of the secret process pictures by Charles A. Walker, 1848-1920.

There are also pictures after paintings by L. Alma-Tadema, Breton Rivière, Edward Detaille, Alphonse M. de Neuville, Herbert Dicksee, Constant Troyon, and water colors by Ross Turner, 1847-1915; and J. Linden Smith, 1863- ——.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